

**Cranborne Crescent, Parkstone, Poole, Dorset,
BH12 4EP**



HEARNES

WHERE SERVICE COUNTS

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FREEHOLD PRICE £325,000

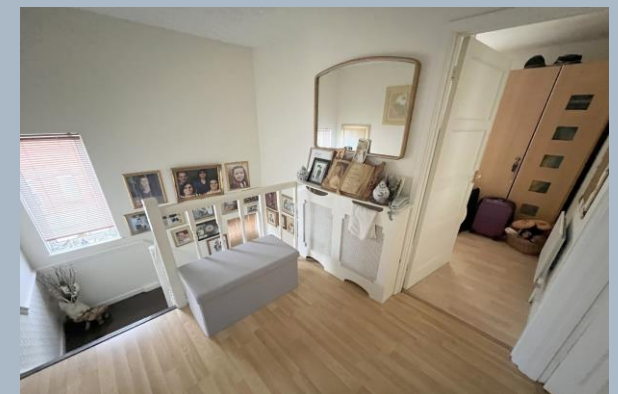
A charming and spacious 3 double bedroom semi detached home, with extended ground floor accommodation, off road parking, carport, garden/games room and attractive low maintenance gardens. The property has been dearly loved by the owners and been a wonderful family home further offering a fabulous family room/conservatory, ground floor wc modern family shower room, gas central heating and double glazing.

- Good sized 3 bedroom, extended semi detached home
- Welcoming and homely feel throughout
- Generous family room/conservatory leading to the garden
- Further reception room to the front
- Kitchen/breakfast room fitted in a range of wooden units with worktops over, extending to form a breakfast bar and fitted with oven, hob, extractor and integrated dishwasher.
- Ground floor wc and good size entrance hall storage cupboard
- Refitted family bathroom with double shower
- Approximately 33" x 11" garden/games room, ideal to be converted into a gym, or office
- Gas central heating and double glazing
- Low maintenance and very private rear garden
- Off road parking to the front (with potential for more) and a covered carport area to the side and further workshop
- Viewing recommended.

The property is conveniently located within 2 miles of Bournemouth and 3 miles of Poole. Set off Melbury Avenue, which leads onto Herbert Avenue, the home is within easy access to local shops and approximately a mile to the shops at Ashley Road, Parkstone. Bourne Valley Nature Reserve is within a mile, along with Branksome Recreation Ground.

COUNCIL TAX BAND: C

EPC RATE: D



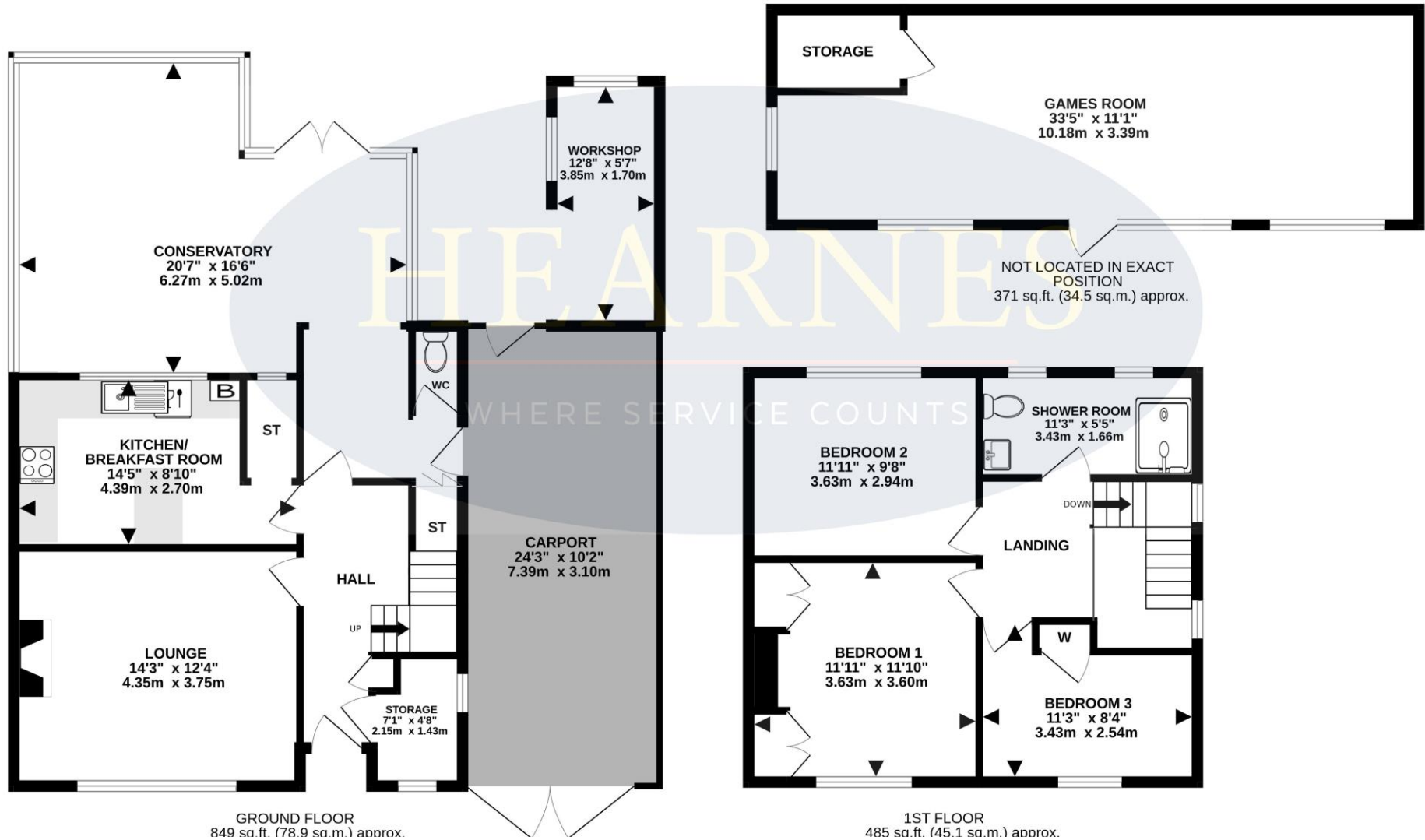
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1706 sq.ft. (158.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.





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