



Cranwell Close,
Bournemouth, Dorset, BH11 9RA

FREEHOLD GUIDE PRICE

£315,000

“Generous sized two bedroom detached bungalow nestled on a corner plot in a convenient location”

A generous sized two bedroom, two reception room detached bungalow nestled on a corner plot within the popular location of Bearwood in a peaceful cul-de-sac location.

This deceptively spacious bungalow has a tremendous amount of scope and potential. Vendors are suited.

- **Two double bedroom detached bungalow positioned on a secure and secluded plot within a popular cul-de-sac location**
- **Entrance hall** with loft access
- **23ft Lounge/dining area** with dual aspect to the front and side with patio doors giving access into the sun room
- The **sun room** features a large window facing the secluded rear garden with French doors giving access to the side of the property
- The **kitchen/breakfast room** has been extended and is finished in a farmhouse style. The kitchen offers a huge amount of storage with tall units and carousel cupboards and includes double Neff oven, five ring Neff gas hob, space & plumbing for washing machine, fridge freezer and tumble dryer. A cupboard houses a Glow-worm boiler
- The **master bedroom** is at the front of the property with a bay window
- **Bedroom two** is a double bedroom
- The **family shower room** comprises a modern white suite to incorporate a shower cubicle with shower over, WC and wash hand basin with vanity unit under. Partly tiled walls
- The property sits on a generous size plot and the **rear garden** is mainly paved for ease of maintenance. The rear garden incorporates a useful **storage shed** and a **greenhouse**
- The **front and side garden** are mainly laid to lawn and the **side garden** incorporates a delightful **summer house**
- **The rear driveway** provides off road parking
- **Further benefits include;** double glazing, UPVC fascias & soffits and a gas fired central heating system

The property is close to local amenities and within a short distance from Knighton Heath Industrial Park.

Bournemouth & Poole town centres are located approximately 4.5 & 6.5 miles away respectively. Ferndown town centre is located approximately 4 miles away and the Minster town of Wimborne is located approximately 4.5 miles away.

COUNCIL TAX BAND: C

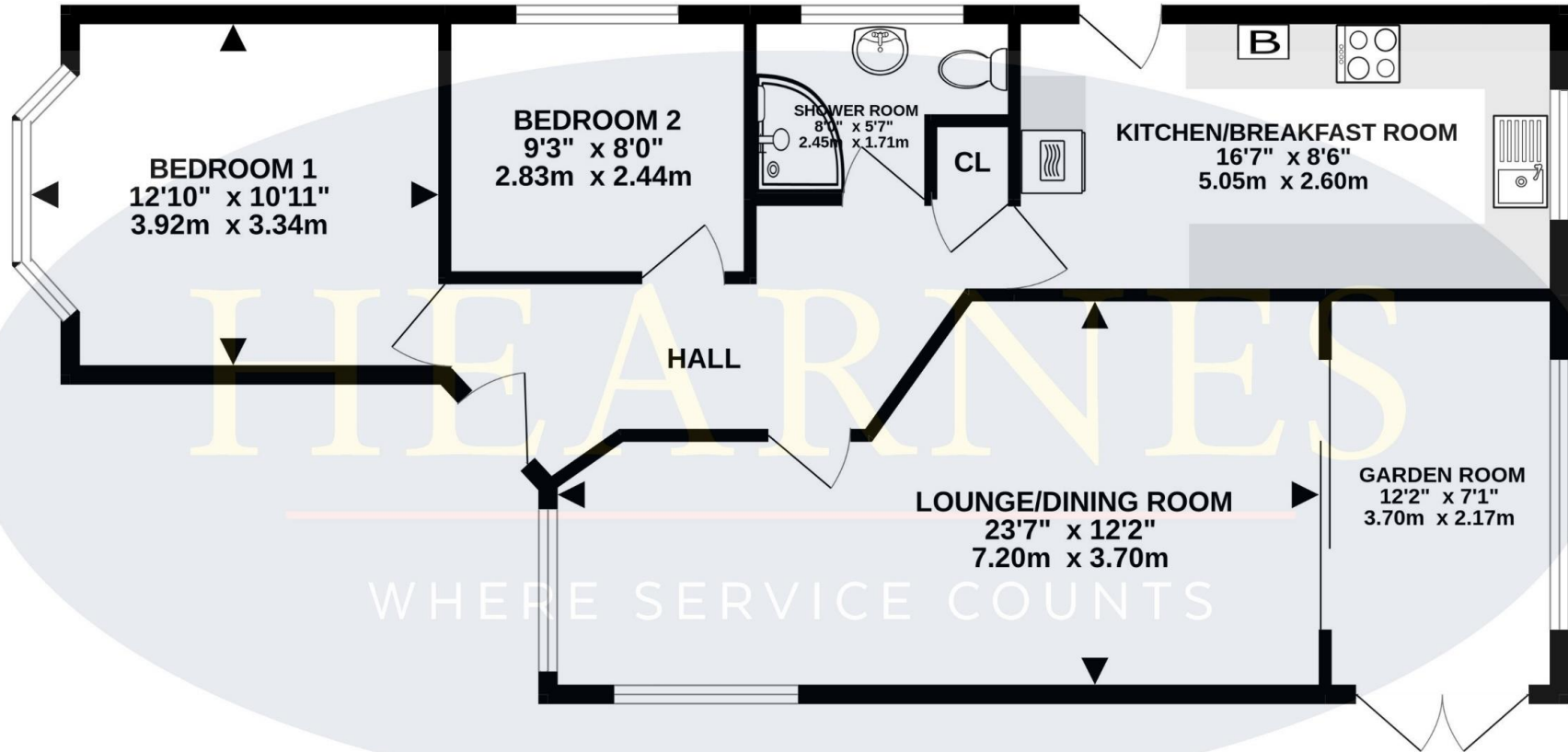
EPC RATING: D

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 : 808 sq.ft. (75.1 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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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

