



FOR SALE
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**56 Cornelia Crescent, Branksome,
Dorset, BH12 1LU**

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FREEHOLD OFFER OVER £355,000

A well presented detached 2 double bedroom bungalow, with generous and versatile accommodation, set on a quiet cul de sac with a 70' rear westerly facing garden. The owners have made many improvements to include installing a Wren kitchen with integrated appliances, modern bathroom, and updated the décor and flooring and gas boiler/central heating system. They have also updated the side conservatory turning it into a dining area at one end and a home office at the other, replaced the windows and added a rear sun terrace, garden/hobby room and new driveway. This delightful bungalow has a very private wooded outlook and the owners commented on the array of birds and wildlife that have grown to enjoy their garden.

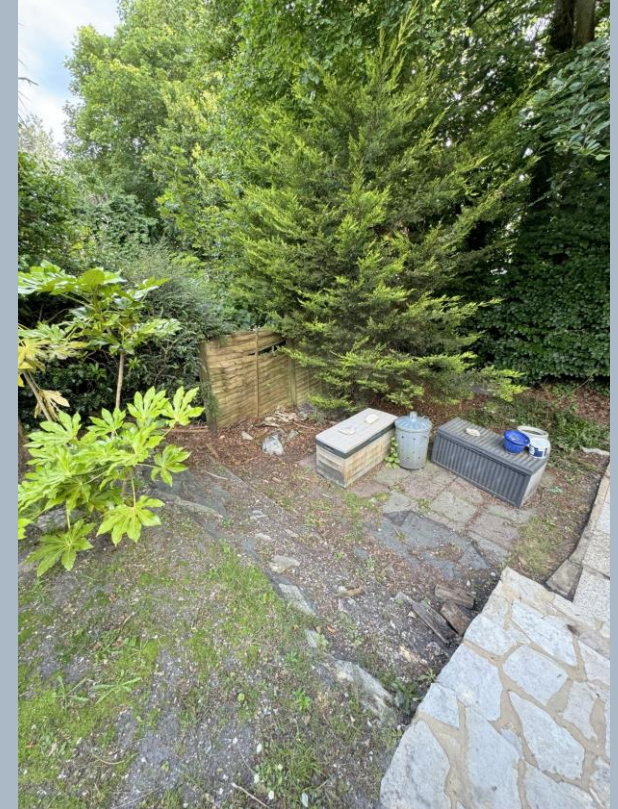
- Well presented detached 2 double bedroom bungalow
- Lounge with attractive brick fire surround and patio doors out the rear garden
- Fitted Wren kitchen in a range of ivory/light cream Shaker style units with work tops over, matching splashbacks and fitted with integrated electric hob with extractor, double oven, dishwasher and washing machine. There is a space for an under counter fridge and freezer. Further offering remote control blinds and a door out to the side conservatory
- Conservatory with 2 access points. One to the front and one to the rear. Fitted with roof blinds and divided into 2 areas for dining and a work from home office
- Fitted blinds included in the sale
- Modern bathroom with jacuzzi style bath with shower over
- Gas central heating and replaced double glazed windows
- New driveway laid in 2023 with parking for 3 cars
- 70' westerly facing garden that enjoys the afternoon and evening sunshine. The rear garden that slopes away having steps and a solid handrail down to a rear, enclosed sun patio, further steps down to a garden/hobby room with power and light and further steps to a lower, more natural rear garden. All enclosed and very private
- Cat lovers will enjoy an enclosed Catio for their cats, which can be accessed from the conservatory

The property is in a secluded setting near the end of Cornelia Crescent which is an attractive road of established detached houses and bungalows. It is convenient for both Poole and Bournemouth town centres and has excellent local shopping facilities close by in Ashley Road as well as the Sainsbury's superstore within a mile. At the end of the road is a walkway down to Surrey Road where the Coy Pond Gardens lead into the Upper and Lower Gardens with the beach and sea a little further on. Access to Talbot Heath Nature Reserve is within half a mile away for lovely walks and a peaceful setting.

COUNCIL TAX BAND: C

EPC RATE: C

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.

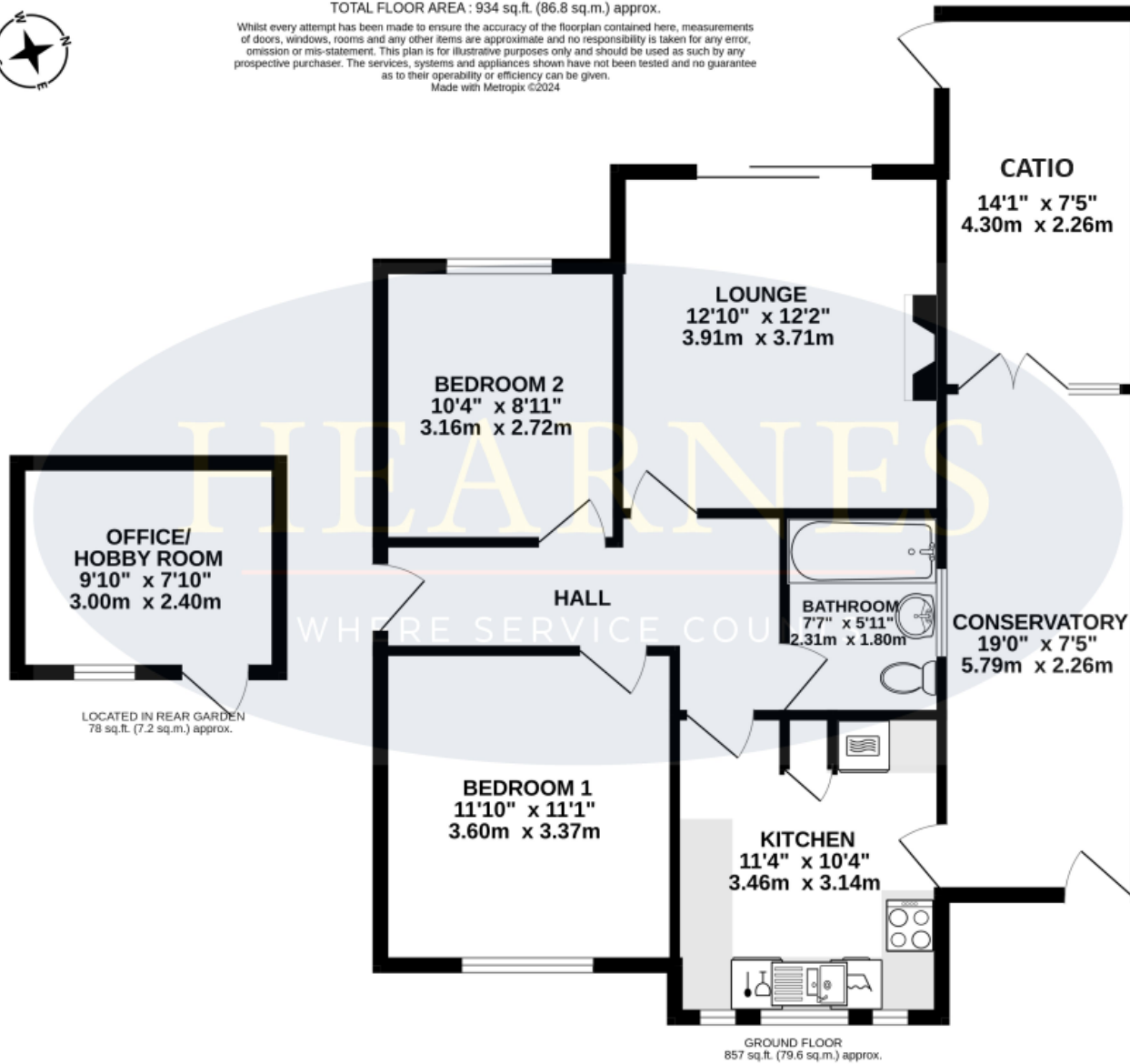






TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.

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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18 - 20 Parkstone Road, Poole, Dorset, BH15 2PG

Tel: 01202 377377 Email: poole@hearnes.com

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