



83 CRANLEIGH ROAD
SOUTHBOURNE
BH6 5JX

FREEHOLD
GUIDE PRICE
£600,000 - £625,000

“A superbly presented
double bay fronted,
four bedroom detached
family home with off
road parking for
several vehicles.”



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Four Bedroom
Two Bathroom
Open plan Kitchen | Dining | Day room
AEG Appliances
Large Lounge
Secluded Garden
Off Road Parking

EPC: TBC | COUNCIL TAX: D | FREEHOLD

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Why Cranleigh Road?

Cranleigh Road enjoys a convenient location close to both Southbourne and the village of Tuckton and Wick. Southbourne's vibrant high street enjoys an array of independent caf  s, bars and restaurants along with convenience shops. In Tuckton and Wick, you can enjoy the peace and tranquility, while taking a walk along the Stour river which leads through to Hengistbury Head.

This substantial double bay fronted, four bedroom detached family home has been modernised throughout and extended to enjoy an open plan kitchen / dining / day room. The modern fitted kitchen has a range of wall and base mounted units with integrated hob with overhead extractor, mid height double oven and fridge freezer, with counter tops to complement.

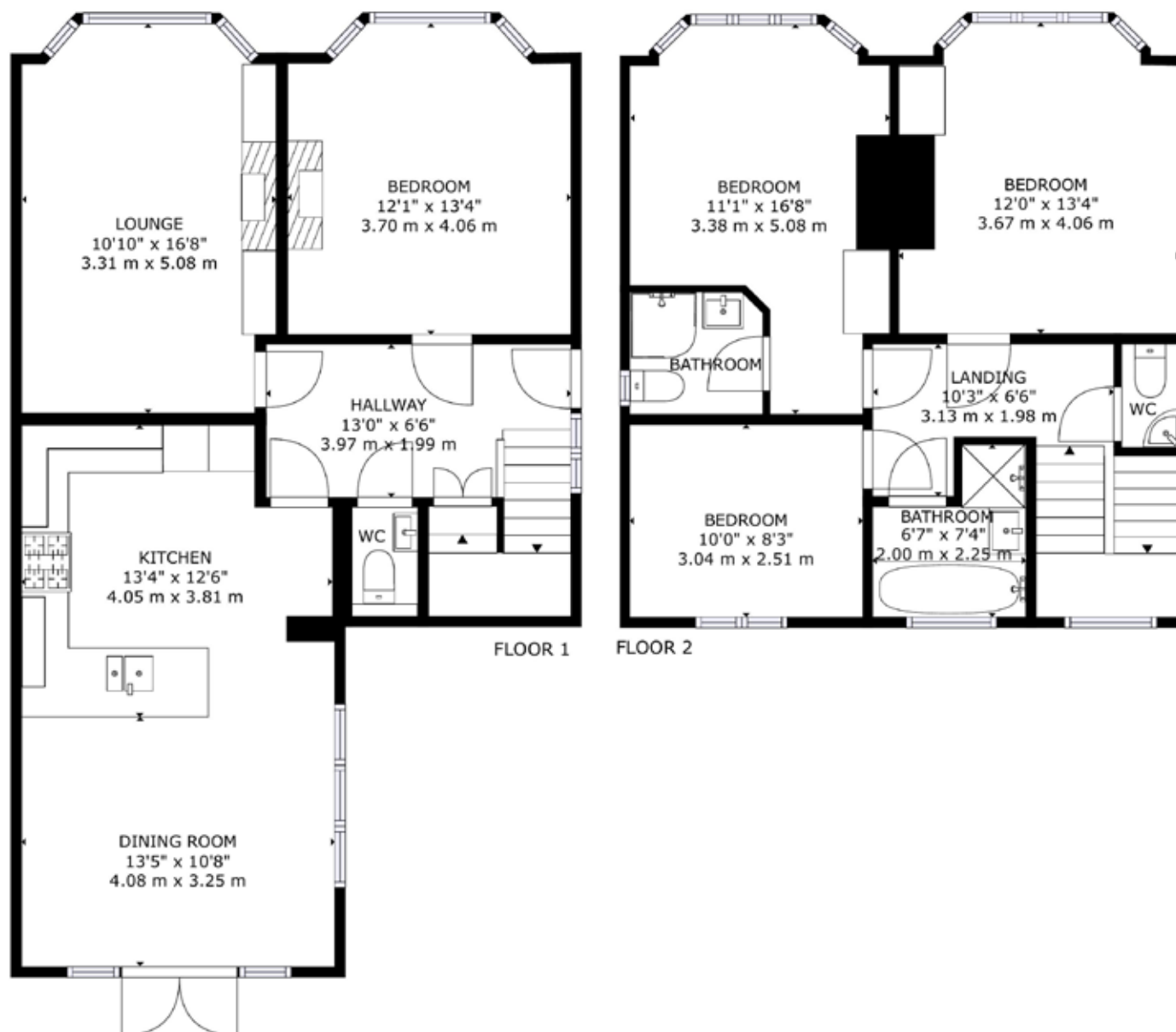
Double patio doors give direct access out to the rear garden.

There is a separate lounge with a beautiful bay window and feature fireplace with a log burner. The forth bedroom is located on the ground or could be used as a further reception.

There are three double bedrooms on the first floor with the primary enjoying a stylish en-suite shower room. The family bathroom includes a bath with hand held shower, shower cubicle, wash hand basin and wc, fully tiled flooring.

The rear garden is generous in size with a patio area adjoining the property with the remainder mainly laid to lawn with stepping stones leading to a raised decked area and two large storage sheds. The driveway has been laid to shingle with ample off road parking for four vehicles.





DISCLAIMER:

Winkworth wishes to inform prospective buyers that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of issue but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



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“Before embarking on her career in agency, Lori was a golf professional for many years following a successful amateur career playing at both county and international level. She started in agency in 2004 and has always worked in Bournemouth and the surrounding areas.

While working at her previous agency, she met James where they forged a firm friendship. Their passion to change the way people perceive estate agents, led them to joining forces and purchasing the Winkworth Southbourne franchise together. Lori has always lived in Southbourne and is very passionate about the area. Her children Zak and Kitty attended the local St James primary school. Both her children are now adults so in her spare time she enjoys travelling and big family get togethers when her youngest is home from university.”

