

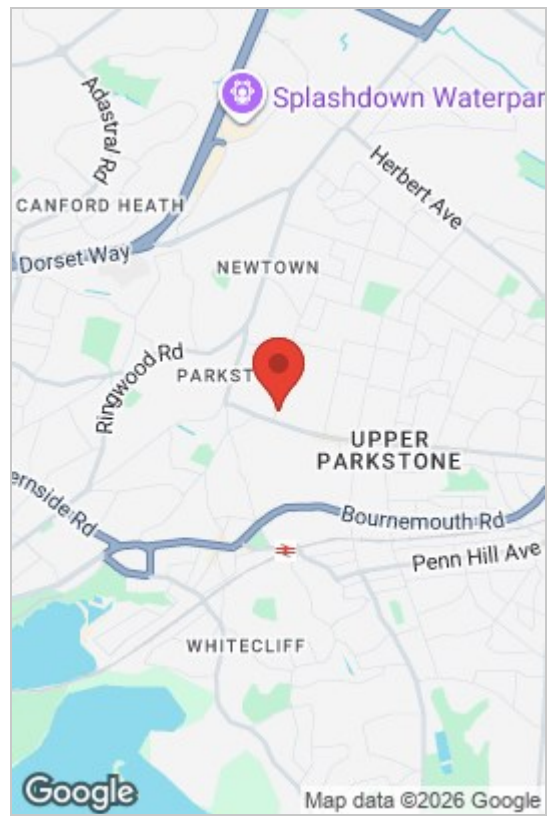


STRATTON OAK ESTATES



8 Cranbrook Road, Poole, BH12 3BS

Guide Price £365,000



GROSS INTERNAL AREA
 FLOOR 1: 629 sq.ft, 58 m², FLOOR 2: 466 sq.ft, 43 m²
 TOTAL: 1095 sq.ft, 101 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Extended 3 bedroom semi-detached family home in a highly desirable Parkstone location.
- The extended ground floor features a spacious lounge, an open-plan kitchen/diner, a practical utility room, and a bright rear snug.
- Upstairs offers two excellent double bedrooms and a versatile third bedroom that can also accommodate a double bed or a home office.
- Ideally located within a desirable Parkstone position, the home offers easy access to local amenities, Ashley Cross, and Poole Harbour.
- Beautifully presented and in immaculate condition throughout, this property is completely move-in ready for a new owner.
- The low-maintenance, east/south-facing garden enjoys plenty of sun and features a raised composite deck, an AstroTurf lawn, and a storage shed.
- The front driveway provides convenient off-road parking for two vehicles along with useful side access to the property.



This turnkey three-bedroom semi-detached house in sought-after Parkstone combines excellent kerb appeal with off-road parking for two vehicles. Inside, a cozy bay-fronted lounge complements an extended open-plan kitchen and dining area, which leads into a bright garden snug and a practical utility room. The first floor hosts two spacious doubles, a flexible third bedroom perfect for an office or nursery, and a modern four-piece family bathroom. Externally, the sunny, low-maintenance rear garden features premium composite decking and a neat synthetic lawn, all situated minutes from the vibrant shops and cafés of Ashley Road and Ashley Cross.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92 plus A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92 plus A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.