DANEHURST

ESTATE AGENTS



CRANWELL CLOSE, BRANSGORE, BH23 8HY

Guide Price £450,000 - £475,000



** Guide Price £450,000 - £465,000 **

This attractive and spacious Georgian-style town house is set back from the road. Nestled in the corner of the development, the property offers both privacy and charm, featuring a well-maintained lawned front garden with a paved path leading to the entrance.

The property is presented in excellent condition throughout and offers well-proportioned accommodation. The ground floor includes a spacious entrance hall with an adjoining cloakroom, a large lounge with a feature bay window, and a separate dining room.

The impressive modern kitchen offers a comprehensive selection of "Shaker" style units with contrasting work surfaces. High-quality integrated appliances include a double oven and grill, an integrated microwave, an induction hob with an extractor, a tall fridge/freezer, a washing machine, and a dishwasher. Additional features include a pull-out larder, pull-out bins, inset downlighters, under-pelmet LED lighting, and tiled flooring.

The first floor landing leads to three well-proportioned bedrooms, one with an en-suite shower room and a modern family bathroom that has been converted into shower room with double walk-in shower cubicle. The landing also provides access to the boarded loft space via a hatch, along with an oversized airing cupboard that houses the gas-fired boiler and provides useful additional storage.

The rear garden is ideal for outdoor entertaining, with a patio area, area of lawn, and recently replaced fencing. Additionally, there is an outdoor power point and a further area at the back with three garden sheds, one of which is equipped with electricity. The property also benefits from a garage located in a nearby block.

COUNCIL TAX BAND: D
TENURE: FREEHOLD
There is an annual charge payable for the upkeep of the communal grounds. Payment for 23/24 = £825







- Spacious Georgian Style Town House
- Three Bedrooms
- Two Receptions
- Ground Floor Cloakroom
- En-suite Shower Room
- Excellent Order Throughout
- Garage in nearby block
- Popular village development
- Set Back In The Cul-De-Sac











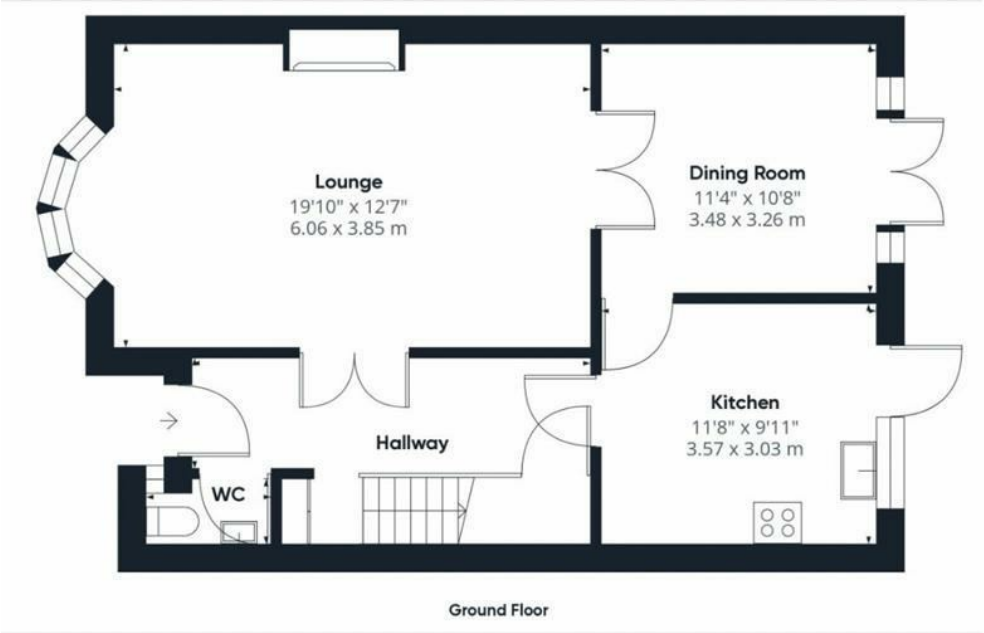


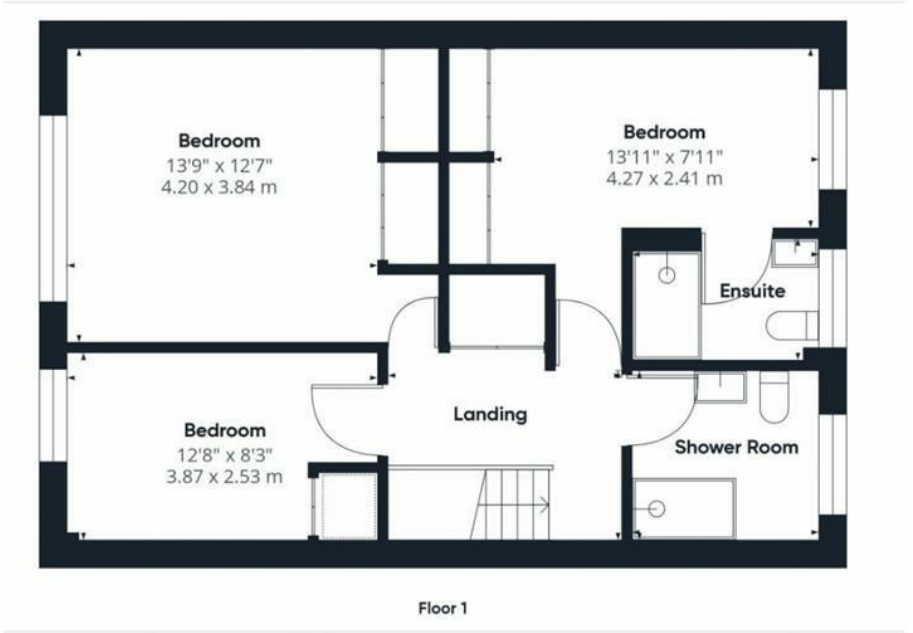


Location

The property enjoys a prime location within a popular development, featuring well-maintained communal grounds. It is just a short stroll from the village centre, which offers an excellent selection of amenities, including a variety of shops for daily needs, medical centre, three pubs, and a well-regarded primary school. The New Forest National Park, with its scenic country walks and picturesque villages, is nearby, while the beautiful harbourside town of Christchurch and the charming market town of Ringwood, both offering a wider range of shopping and entertainment options, are approximately 5 and 6 miles away, respectively.







Approximate total area

1272.03ft

118.18m2











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