



HEARNES

WHERE SERVICE COUNTS



A superbly presented four-bedroom family home located in the highly sought-after Muscliff area, within premier school catchments and easy reach of Bournemouth Town Centre and main transport links. The property is beautifully presented throughout, featuring a high-specification open-plan kitchen/dining room, a vaulted-roof garden room, two modern shower rooms, and a garage.

Upon entering the property, a welcoming entrance hall with stairs leading to the first-floor landing guides you into a spacious living room overlooking the front aspect. This leads seamlessly into the open-plan kitchen/dining room. The modern fitted kitchen offers a comprehensive range of floor and wall-mounted units, finished with a contrasting wood work surface, a breakfast bar seating area, and a selection of integrated appliances. From the dining area, you enter a spacious garden room with a vaulted ceiling and two sets of bifold doors, providing access to the rear garden. The ground floor accommodation is completed by a spacious integral garage and a separate WC.

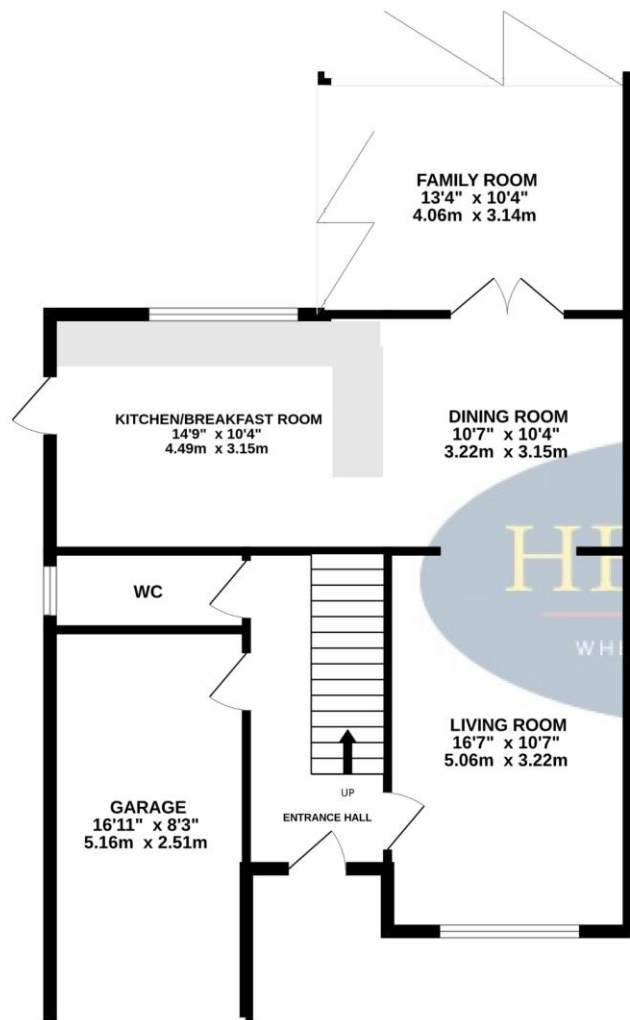
Situated on the first floor are the property's four generously sized bedrooms, including an impressive principal bedroom with ample space for wardrobes and a luxury fitted en-suite shower room. Completing the accommodation is a modern family bathroom comprising a WC, wash hand basin, and a bath with a shower over. Externally, the property offers a well-maintained garden featuring an attractive patio seating area, perfect for alfresco dining and outdoor entertainment, along with a further area laid to lawn with a garden shed. To the front, a tarmac driveway provides off-road parking and leads to the garage.

**COUNCIL TAX BAND: E | EPC: 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. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



FIRST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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: FERNDOWN, POOLE, RINGWOOD & WIMBORNE



