



HEARNES
WHERE SERVICE COUNTS

A superbly presented three bedroom detached house located in the sought after Muscliff location, only moments away from Muscliff Park and the picturesque Throop Village. The property has been superbly maintained and updated by the current owners, benefitting from an open plan kitchen/dining room, ground floor WC, conservatory and ample off road parking.

On entering the property a hallway leads into a spacious living room overlooking the front aspect, which in turn leads into the open plan kitchen/dining room located to the rear of the property. The kitchen offers a range of floor and wall mounted units, finished with a matching solid wood work surface and complimented with a range of kitchen appliances. From the kitchen a conservatory overlooks and provides access to the private rear garden. Completing the ground floor accommodation is a utility area and a ground floor WC also providing access to a integral garage.

Situated on the first floor are the property's three bedrooms, all of which are generously sized. The accommodation is complete with a modern family bathroom.

Externally, the property features a private sunny aspect rear garden, offering a generously sized patio seating area whilst the rest of the garden is laid to lawn. To the front a tarmac driveway provides off road parking for numerous vehicles.

EPC: D

COUNCIL TAX BAND: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
615 sq.ft. (57.1 sq.m.) approx.

FIRST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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

