



HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom home located in the highly sought after Muscliff location within premier school catchments and easy reach of Bournemouth Town Centre and transport links. The property is superbly presented throughout featuring a high specification Kitchen, two modern shower rooms and conservatory. The property further benefits from being situated on a corner plot offering a secluded rear garden, off road parking and garage.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious living/dining room overlooking and providing access to the conservatory and rear garden. From the living/dining room you lead into a study area which in turn leads into a shower room with utility area and WC. A separate high specification modern fitted kitchen with large island offers a comprehensive range of floor and wall mounted units finished with a matching stone work surface, pantry and selection of integrated appliances. The ground floor accommodation is complete with a further study overlooking the front aspect.

Situated on the first floor are the property's four bedrooms with the impressive primary bedroom featuring a modern fitted ensuite shower room. Completing the accommodation is a modern bathroom comprising a WC, wash hand basin and shower over bath.

Externally the property benefits from a secluded garden featuring an attractive patio seating area perfect for alfresco dining and outdoor entertainment and a further area laid to lawn. There are two garden rooms perfect for additional storage or further office space or gym. To the front a tarmac driveway provides off road parking and leads to a garage.

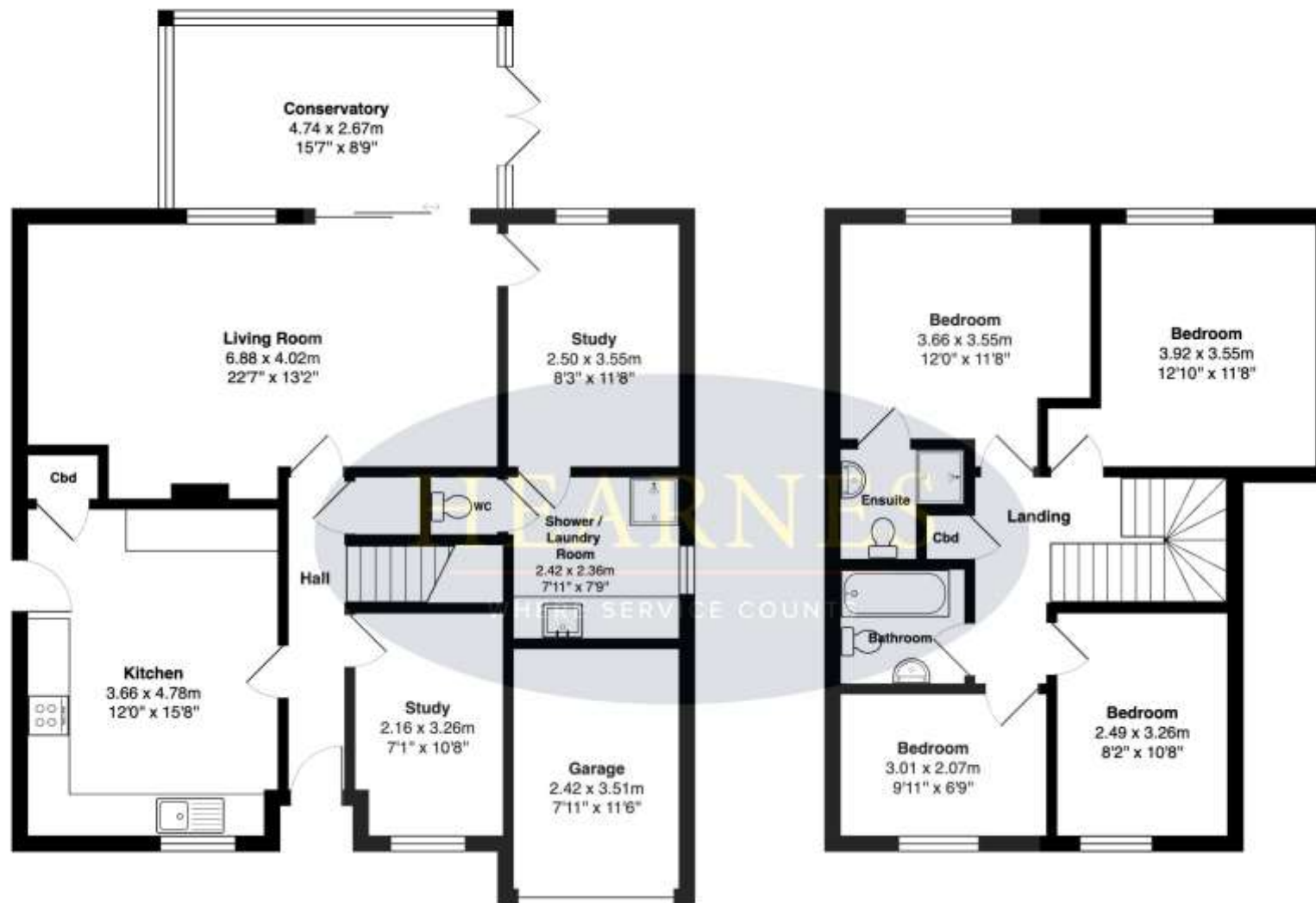
The seller is able to offer up to £2,000 towards the buyer's legal fees subject to terms and conditions.

COUNCIL TAX BAND: E

EPC: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.





Total Area: 150.6 m² ... 1621 ft²

All measurements are approximate and for display purposes only

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

