



HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom executive home located in the highly sought after Muscliff location within premier school catchments and easy reach of Bournemouth Town Centre and main 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 an impressive rear garden, off road parking and garage.

The property is offered for sale with no forward chain.

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

Situated on the first floor are the property's four bedrooms all of which are generously sized with the impressive master bedroom featuring a comprehensive range of fitted wardrobes and leading to a modern fitted ensuite shower room. Completing the accommodation is a luxury shower room comprising a WC, wash hand basin and large shower enclosure.

Externally the property offers a larger than average garden featuring an attractive patio seating area perfect for alfresco dining and outdoor entertainment and a further area laid to lawn. To the front a tarmac driveway provides off road parking and leads to a garage.

COUNCIL TAX BAND: E

EPC:D

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.



Bosworth Mews, Bournemouth, BH9

Approximate Area = 1318 sq ft / 122.4 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1446 sq ft / 134.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1087541

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