



HEARNES
WHERE SERVICE COUNTS

A superbly presented four bedroom detached house located in a highly desirable residential and school catchment location within Muscliff. The property is ideally situated only moments from the picturesque Throop Village with river walks and open countryside, whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained by the current owner featuring an open plan kitchen/dining room, ground floor WC and two modern bath/shower rooms.

On entering the property a welcoming hallway, with stairs leading to the first floor, opens into a spacious living room which overlooks the front aspect and features double doors leading through to the dining area. To the rear of the property a modern fitted kitchen/dining room offers a comprehensive range of floor and wall mounted units finished with a matching work service and range of integrated appliances along with over looking and providing access to the rear garden. The ground floor accommodation is complete with a WC.

Situated on the first floor are the property's four bedrooms, three of which are generously sized double rooms with the master bedroom benefitting from a comprehensive range of fitted wardrobes and modern ensuite shower room. The accommodation is complete with a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a sunny aspect private rear garden being mainly laid to lawn with a patio area adjoining the rear of the property along with established shrub and flower borders. To the front a tarmac driveway provides off road parking and leads to a garage.

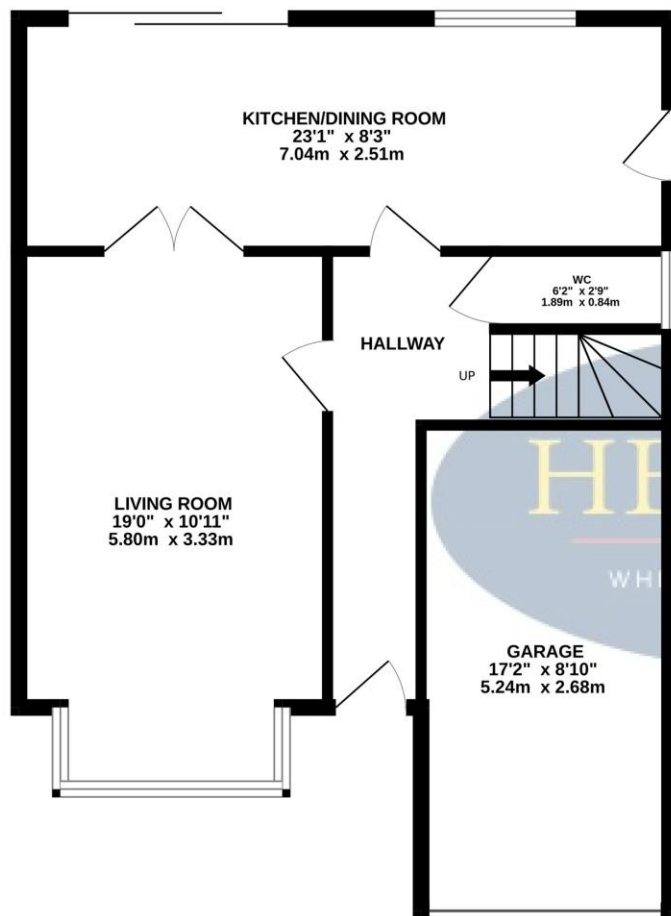
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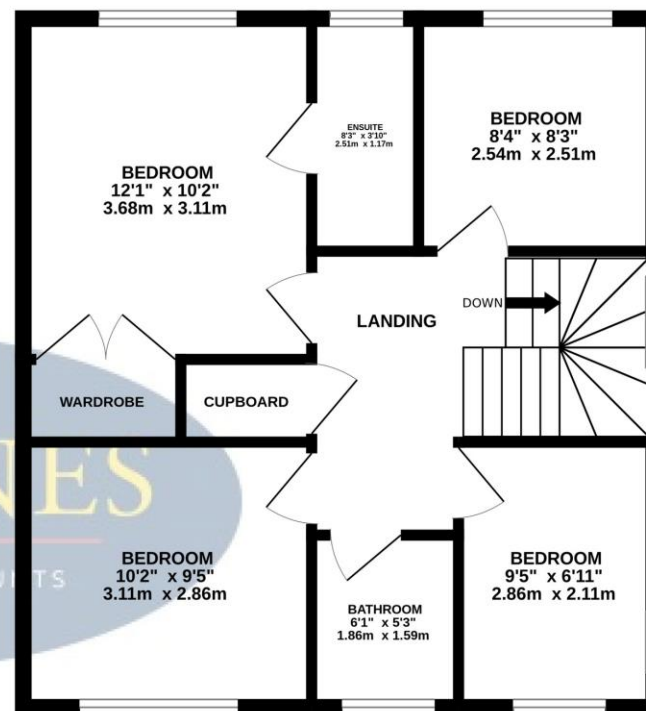
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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

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