



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/living/dining room, separate lounge, two modern shower rooms, utility room with WC, garage and a sunny aspect rear garden.

Upon entering the property, a welcoming entrance hall with stairs leading to the first-floor landing provides access to a spacious lounge, featuring a bay window overlooking the front aspect. This flows seamlessly into the open-plan kitchen/living/dining room, where sliding doors open onto the rear garden. The contemporary fitted kitchen boasts a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface and a selection of integrated appliances. Completing the ground floor accommodation is a utility room with a WC and integral access to the garage.

Situated on the first floor are the property's four generously sized bedrooms, including an impressive principal bedroom with space a modern fitted en-suite shower room. The primary, second and third bedrooms all benefit from fitted wardrobes. 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 sunny aspect rear garden featuring perfect for alfresco dining and outdoor entertainment, along with a further area laid to artificial lawn with a garden shed. To the front, a brick driveway provides off-road parking and leads to the garage.

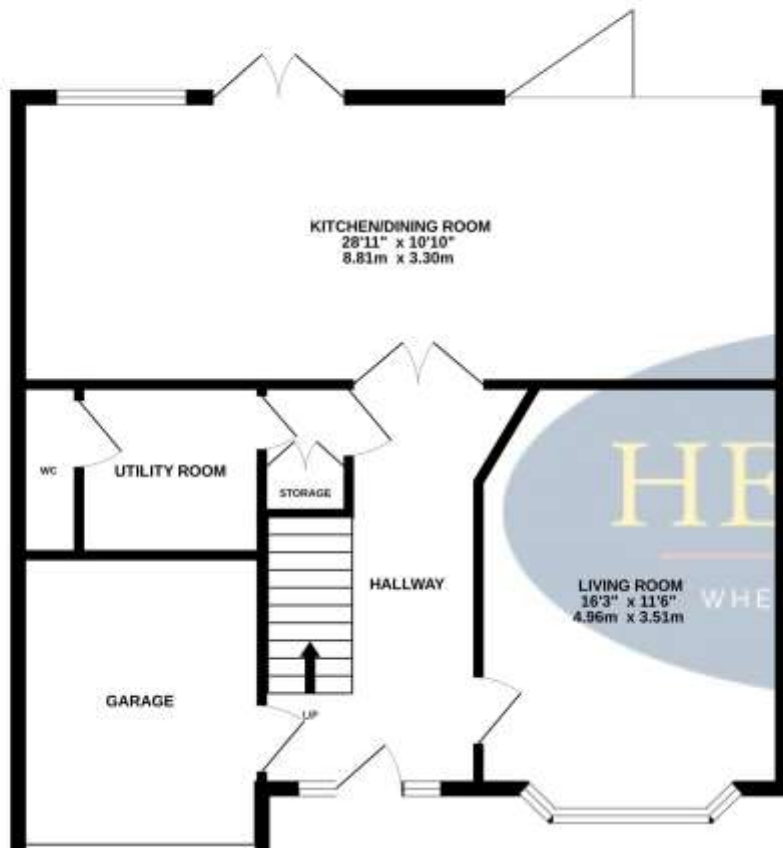
COUNCIL TAX BAND: E

EPC: TBC

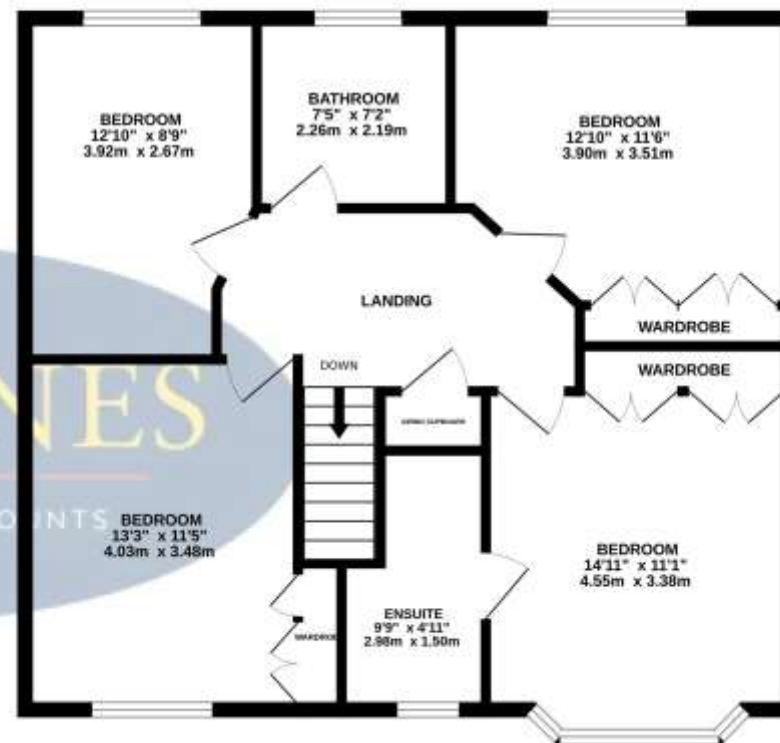
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
781 sq.ft. (72.6 sq.m.) approx.



FIRST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1542 sq.ft. (143.2 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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