



HEARNES

WHERE SERVICE COUNTS

A superbly presented four bedroom detached home 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 transport links. The property has been superbly maintained by the current owner featuring three reception rooms, conservatory, 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 with box bay window which overlooks the front aspect and features double doors leading through to the dining area. To the rear of the property, a conservatory with a recently refitted, high-specification glass roof provides access to the rear garden. A modern fitted kitchen/dining room offers a comprehensive range of floor and wall mounted units finished with a contrasting 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 and spacious study.

Situated on the first floor are the property's four bedrooms, all of which are well sized double rooms with the primary bedroom benefitting from 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. There's also the added benefit of extra garden sheds, providing useful additional storage space. To the front a block paved driveway provides off road parking.

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

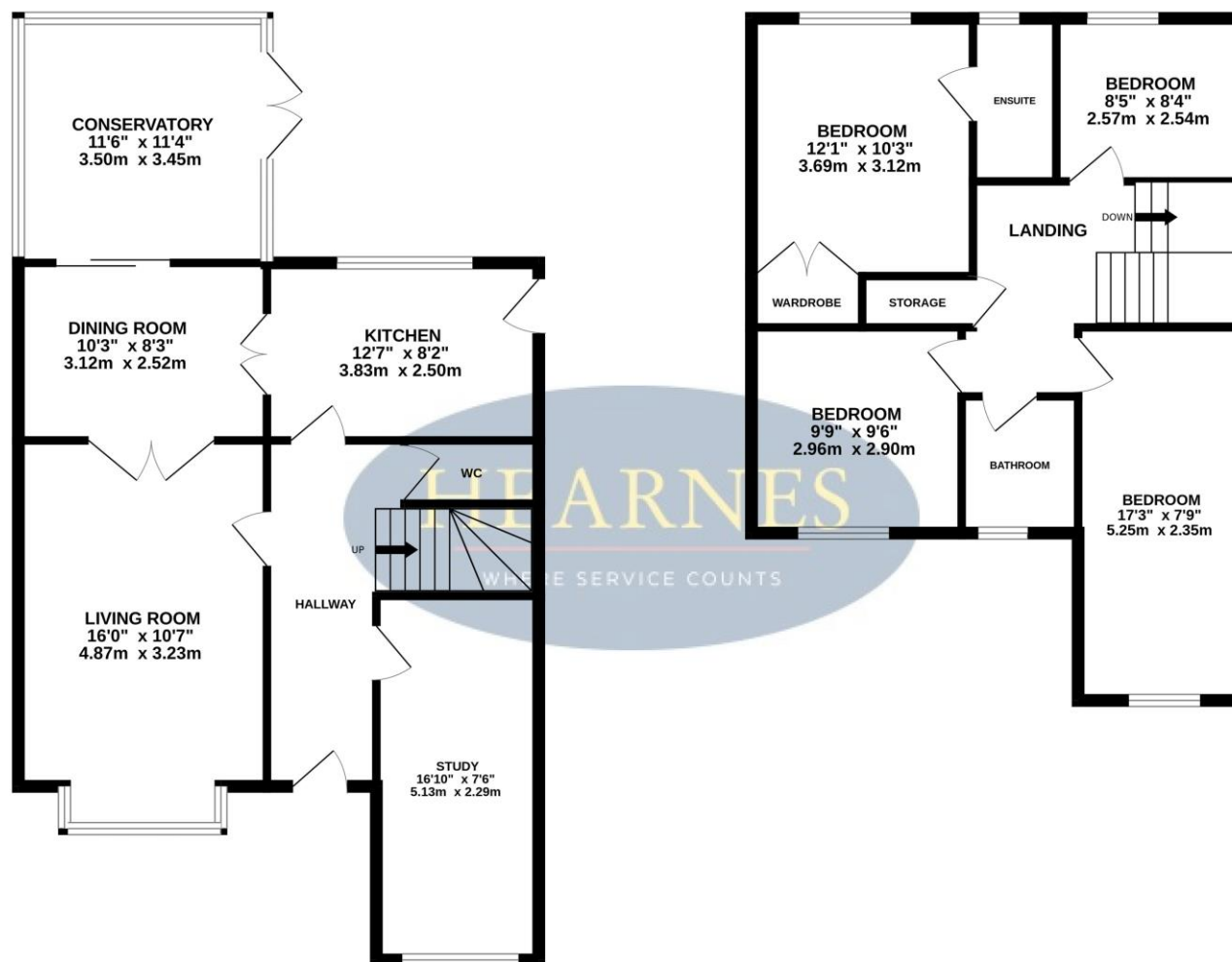
EPC: TBC

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
785 sq.ft. (73.0 sq.m.) approx.

FIRST FLOOR
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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

