



HEARNES

WHERE SERVICE COUNTS

An impressive and beautifully presented four-bedroom family home, located in the highly sought-after Muscliff area, within premier school catchments and within easy reach of Bournemouth Town Centre and excellent transport links. The property features a high-specification open-plan kitchen/dining room, a stunning vaulted-roof extended living area, two reception rooms, two modern bath/shower rooms, and a private rear garden with direct access to scenic rural and riverside walks.

Upon entering the property, a welcoming entrance porch opens into a hallway with stairs rising to the first-floor landing. From here, you're guided into a spacious living room overlooking the front aspect, which flows seamlessly into the open-plan kitchen/dining room through elegant double doors. The luxury fitted kitchen features a comprehensive range of floor and wall-mounted units, complemented by a contrasting work surface, a breakfast bar seating area, and a selection of integrated appliances. From the dining area, you step into a spacious, extended living area with a vaulted ceiling and French doors that open directly onto the rear garden. The ground floor accommodation is completed by a study, utility room, and a separate WC.

Situated on the first floor are the property's four bedrooms all with fitted wardrobes, including a spacious principal bedroom with ample space for wardrobes and a modern fitted en-suite shower room. 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 low maintenance landscaped garden featuring an attractive patio seating area, perfect for alfresco dining and outdoor entertainment, along with a further area laid to artificial lawn. A gated rear access opens directly onto the popular riverside walks along the River Stour and the charming village of Throop, perfect for dog walking. To the front, a tarmacadam driveway provides off-road parking.

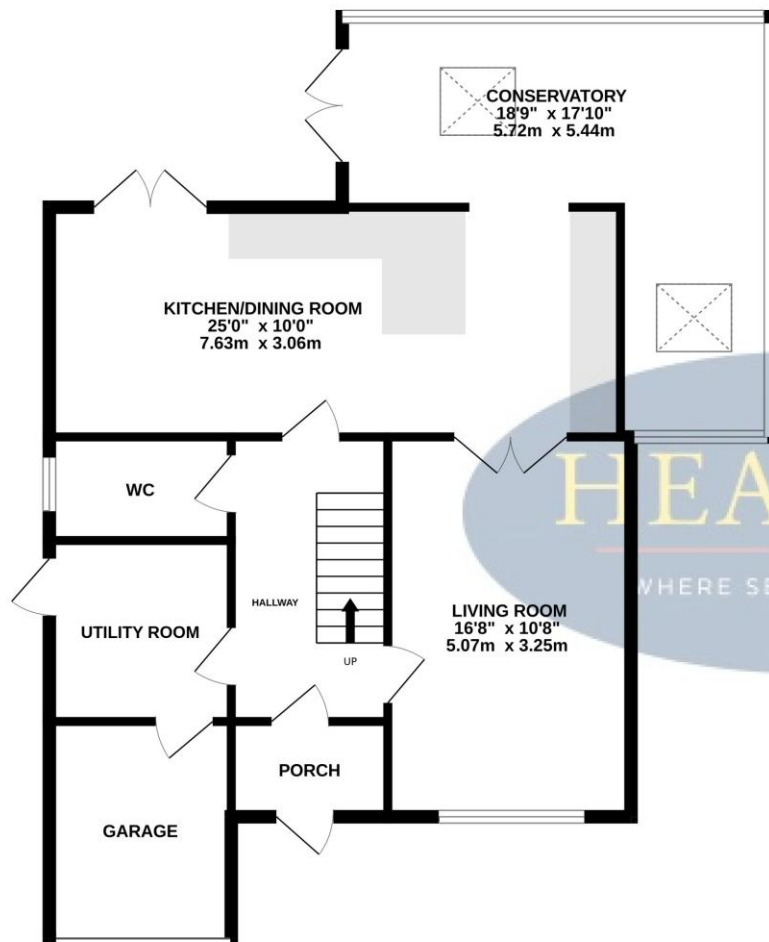
COUNCIL TAX BAND: E

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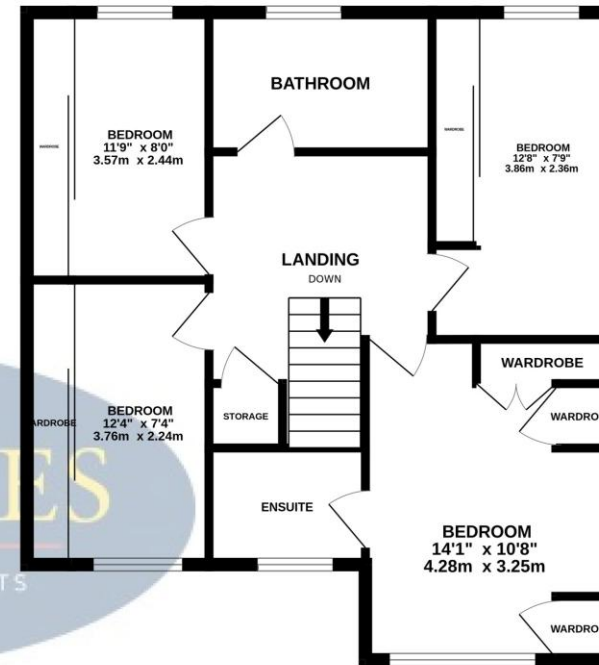
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate 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
940 sq.ft. (87.4 sq.m.) approx.



FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1601 sq.ft. (148.7 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 as to their operability or efficiency can be given.
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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

