



HEARNES

WHERE SERVICE COUNTS

A superbly presented four bedroom detached house located in the highly sought after residential and school catchment location of Muscliff whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been maintained and updated to a superb standard by the current owners whilst benefitting from a modern open plan kitchen/dining room, ground floor study/family room along with two modern bath/shower rooms, garden home office and ample off road parking.

On entering the property a welcoming entrance hall, with stairs leading to the first floor landing, leads into a spacious living room which overlooks and provides access to the rear garden. An impressive open plan kitchen/dining room, also providing access to the rear garden, offers a modern fitted kitchen featuring a comprehensive range of floor and wall mounted units finished with a matching work surface and selection of kitchen appliances. The ground floor accommodation is complete with a separate study/family room along with a WC.

Situated on the first floor are the property's four bedrooms all of which are generously sized with the master bedroom benefitting from a shower room. Completing the accommodation is a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a private rear garden, being laid to artificial lawn along with a generously sized patio seating area. The rear garden also benefits from a storage shed and garden room which makes an ideal home office. To the front an attractive block paved driveway provides ample off road parking.

EPC RATING:C

COUNCIL TAX BAND:E

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.



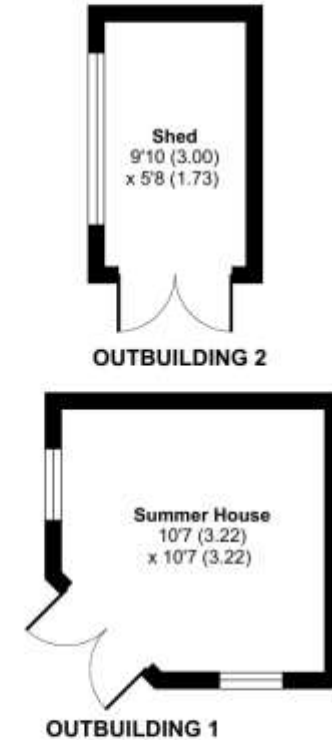
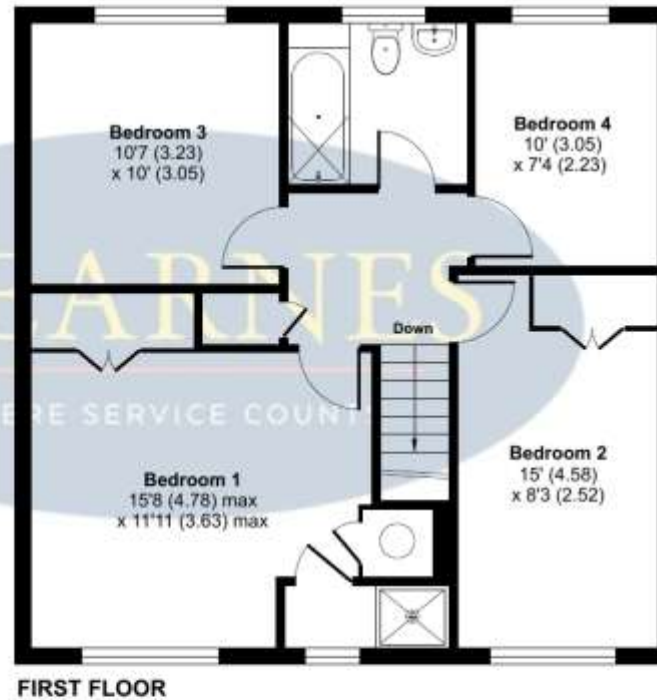
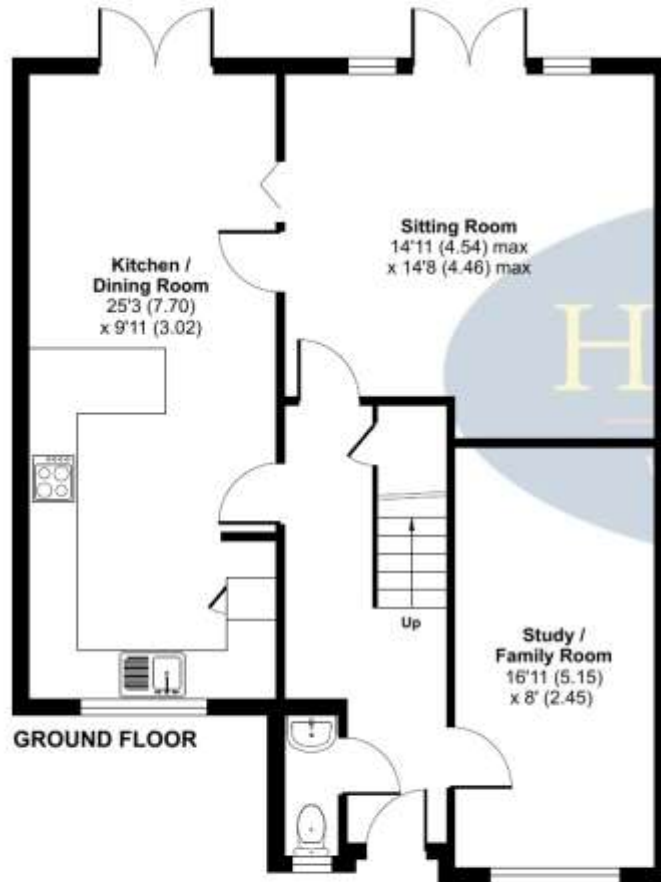
Wishart Gardens, Bournemouth, BH9

Approximate Area = 1358 sq ft / 126.1 sq m

Outbuildings = 159 sq ft / 14.7 sq m

Total = 1517 sq ft / 140.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hearnes Bournemouth Estates Ltd. REF: 1359896.

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OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

