



**HEARNES**  
WHERE SERVICE COUNTS

A superbly positioned five-bedroom detached home situated in the highly desirable Muscliff area, within popular school catchments and with easy access to Bournemouth Town Centre, Throop Village, and transport links. The property has been maintained to an excellent standard by the current owner and features an open-plan kitchen/breakfast room, two reception rooms, a utility/storage room, and a private rear garden.

Upon entering, a welcoming hallway with stairs to the first-floor landing leads into a generously sized living room overlooking the front aspect, with double doors opening into the kitchen/breakfast room. The modern kitchen/breakfast room is fitted with a range of floor and wall-mounted units, complemented by a contrasting work surface and equipped with a range of appliances. The kitchen flows into a dining room with French doors that open onto the rear garden. Off the dining room is a utility area and an integral storage room. Completing the ground floor is a cloakroom with a WC and wash hand basin.

The first-floor landing leads to five bedrooms. The impressive principal suite, overlooking the rear aspect, benefits from an en-suite shower room. Bedroom two, overlooking the front aspect, also enjoys an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, featuring a WC, wash hand basin, and a bath with shower over.

Externally, the rear garden is primarily laid to lawn with attractive shrub borders. A decked seating area adjoins the back of the property, and a useful garden lodge is positioned at the rear of the garden. To the front, an attractive block-paved driveway provides off-road parking for multiple vehicles and leads to the remainder of the garage/storage area.

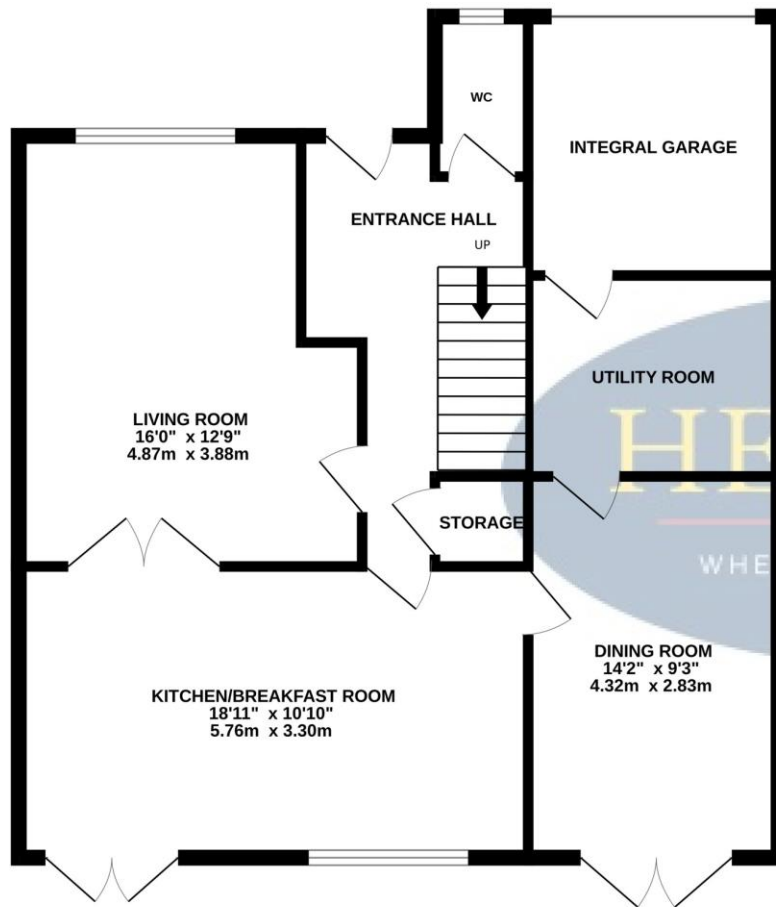
**Council Tax Band: D**

**EPC Rating: C**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes 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  
812 sq.ft. (75.5 sq.m.) approx.



FIRST FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.8 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

