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MOVING BEYOND EXPECTATIONS



## 17 Muscliffe Lane, Bournemouth, BH9 3NF

**£430,000**

- Extended Four Bedroom Family Home
- Two Reception Rooms
- Ample Off Road Parking & Detached Garage
- Enclosed, Westerly Rear Garden

## Location

Immediately off Castle Lane West, Muscliffe Lane is located in the sought after and popular residential area of Muscliff. Within a short walk are excellent schools, a Tesco Convenience Store, Pharmacy, bus stops, the beautiful, picturesque, Stour Valley Nature Reserve and walks along the River Stour leading to Throop Village. Just a short drive away is Castlepoint Shopping Centre, Bournemouth Town Centre and access to the Wessex Way.

## Description

This deceptively spacious, detached, character family home, occupied by the current owner for more than 35 years and extended in 1998, is situated in a popular residential area. In need of some cosmetic updating, this property offers bags of potential to really make the house your own. The property comprises of an enclosed porch, entrance hall, generous size front aspect sitting room with feature bay window, dining room to the rear, houses the "back GFCH boiler" behind the fireplace and with access onto the Westerly rear garden, a separate kitchen/breakfast room and downstairs WC. The first floor boasts four double bedrooms, one with corner wash basin, a spacious family bathroom and airing cupboard housing a hot water cylinder. Outside offers front and rear gardens which are mainly laid to lawn, private driveway for several vehicles and a detached garage. An internal inspection is highly recommended to understand the amount of potential this family home has.

## Entrance Porch

## Entrance Hall

**Lounge** 15' 1" x 14' 2" (4.59m x 4.31m)

**Lounge/Diner** 19' 2" x 10' 5" (5.84m x 3.17m)

**Kitchen/Breakfast Room** 20' 2" x 9' 0" (6.14m x 2.74m)

## GF WC

**Bedroom One** 15' 2" x 11' 0" (4.62m x 3.35m)

**Bedroom Two** 10' 11" x 10' 6" (3.32m x 3.20m)

**Bedroom Three** 9' 11" x 9' 3" (3.02m x 2.82m)

**Bedroom Four** 10' 11" x 9' 0" (3.32m x 2.74m)

## Family Bathroom

## Outside

To the front of the property is a sizeable area of paviour providing ample off road parking facilities with side driveway leading to double gates behind which lays the detached garage and a Westerly aspect, level rear garden mainly laid to lawn, with a hard standing seating area.

**Garage** 13' 1" x 9' 7" (3.98m x 2.92m)

Located behind wooden side gates, accessed by way of a side driveway with an up and over door, side door and power supply.

## IMPORTANT NOTE

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



TOTAL FLOOR AREA: 1587 sq.ft. (147.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition. (c) 2024  
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