



23 Horton Close, Bournemouth  
£290,000





Welcome Homes are thrilled to present this beautifully presented and generously proportioned 2 double bedroom family home, ideally located in the highly sought-after area of Muscliff, BH9. This charming property offers a perfect blend of modern comfort, space, and convenience, making it an ideal choice for first-time buyers, growing families, or investors alike.

Upon entering the property, you are greeted by a spacious porch, perfect for storing coats, shoes, and other outdoor essentials, providing a warm and welcoming entry. From here, you step into the large, light-filled lounge/dining room, which provides an excellent space for both relaxation and entertaining. The well-designed layout creates a seamless flow throughout, offering ample room for comfortable living.

The modern, fully fitted kitchen is a highlight of this property, including space for a fridge freezer, washing machine and dishwasher. With plenty of cupboard space and generous worktop surfaces, this kitchen is perfect for preparing meals, whether you're cooking for yourself or entertaining guests. A single UPVC door leads out to the private rear garden, which boasts a charming paved patio area, ideal for outdoor dining or enjoying a peaceful moment. The garden is predominantly laid to Astro turf with attractive shrub borders, creating a tranquil retreat.

Upstairs, the main bedroom is a comfortable and spacious double room, The second bedroom is also a double and features a convenient door to an airing cupboard, offering additional storage. The family shower room is both modern and stylish, featuring a large glass-enclosed shower, a contemporary corner porcelain wash basin, a WC, and a heated towel rail, ensuring comfort and convenience.

This superb home is situated in a prime location, offering easy access to local amenities and transport links. It is within close proximity to excellent local schools, including the Muscliff Primary School, as well as being just a short distance from Epiphany Church of England Primary School. For commuters, the property benefits from quick access to the Wessex Way, and nearby attractions include JP Morgan, Castlepoint Shopping Centre, and Bournemouth Hospital.

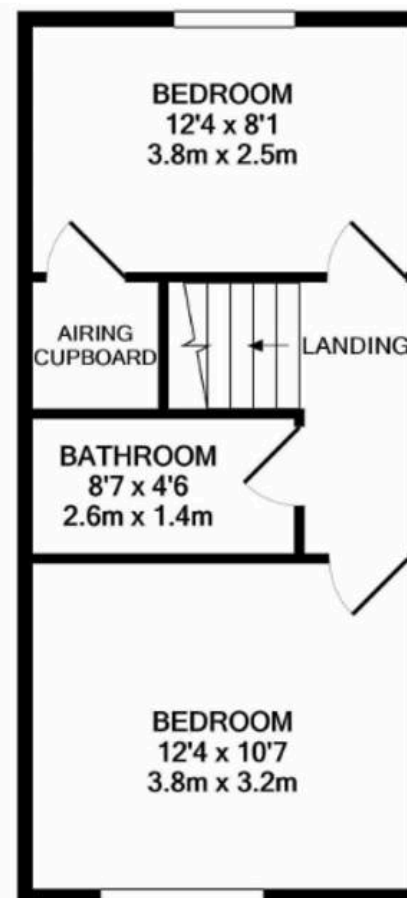
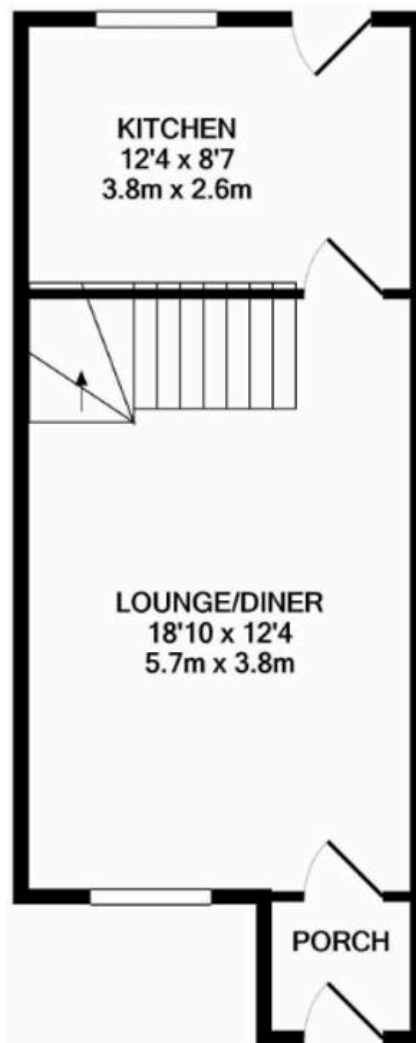
The property also benefits from off-road parking to the front, providing a secure and convenient parking space. Garage in a block. Local shops, a doctor's surgery, and a range of other amenities are all located within a quarter of a mile, further enhancing the appeal of this wonderful home.

In summary, this delightful 2-bedroom property offers an excellent opportunity









1ST FLOOR  
APPROX. FLOOR  
AREA 338 SQ.FT.  
(31.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 701 SQ.FT. (65.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Welcome Homes

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