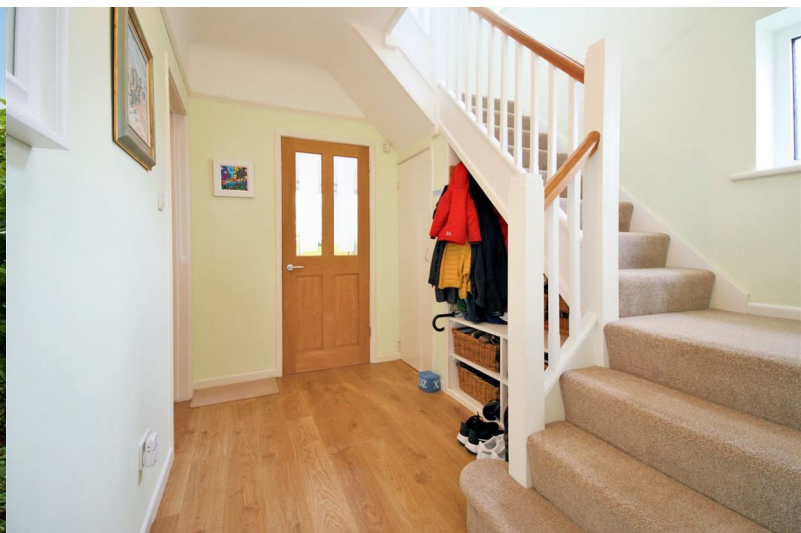




43 Muscliff Lane

Muscliff, Bournemouth, BH9 3NF

Guide price £465,000



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Located in the popular Muscliff area is this spacious three bedroom detached family home.

Entry to the property is via the ground floor which leads to the entrance hall. The entrance hall has doors leading to the ground floor rooms and stairs leading to the first floor. There is an under stairs storage cupboard. The ground floor WC houses a wash hand basin and low level WC with a UPVC double glazed window to the side aspect. The modern kitchen benefits from a range of wall and base units with ample work surfaces. There are two integrated ovens with a gas hob and extractor fan. There is space for further appliances that include a fridge/freezer and washing machine. A door leads from the kitchen on to the driveway at the side.

The lounge/diner is a generous size and benefits from UPVC double glazed bay window to the front aspect and a sliding UPVC double glazed door which leads on to the conservatory. There is a feature gas fireplace and surround. The conservatory has a brick base and is of UPVC construction. The conservatory benefits from a range of electric sockets, lights and radiators as well as fitted blinds. A set of patio doors lead on to the private rear garden.

On the first floor the landing area provides access to the loft with a pull down ladder. There are three bedrooms. The master bedroom is located at the rear of the property with a UPVC double glazed window overlooking the rear garden. The master bedroom benefits from an en-suite shower room which has part tiled walls and includes a walk in shower cubicle, WC, wash hand basin as well as a frosted UPVC double glazed window to the rear aspect.

Bedrooms two and three face the front aspect and overlook the driveway.

The bathroom has part tiled walls, a frosted double glazed window to the side aspect, with bath, wall mounted shower and folding glass shower screen, WC, wash basin with vanity unit and heated towel rail. Both the bathroom and the en-suite benefit from under-floor heating.

The property benefits from gas central heating throughout.

Externally, the property benefits from a private rear garden. The rear garden has a fence and tree surround and patio area along with access to the front driveway via a double side gates.

At the front, there is a driveway providing off-road parking which leads to a garage. The garage benefits from mains power supply and lighting.

The property is conveniently located in the popular Muscliff area of BH9. Castlepoint shopping centre is a short distance away. Winton high street is also within close proximity with its plethora of shops, takeaways and supermarkets. Local bus routes servicing Poole & Bournemouth are within close proximity. Local primary and secondary schools (including Epiphany and Muscliff primary and Bournemouth school for boys and girls) are nearby.

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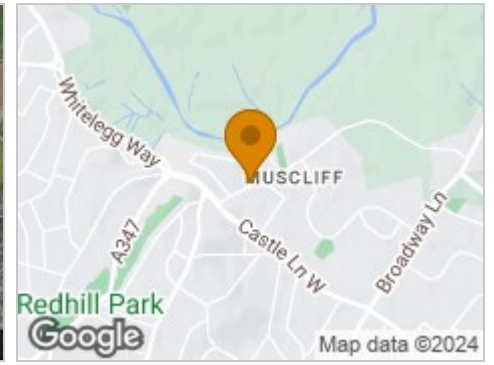
Road Map



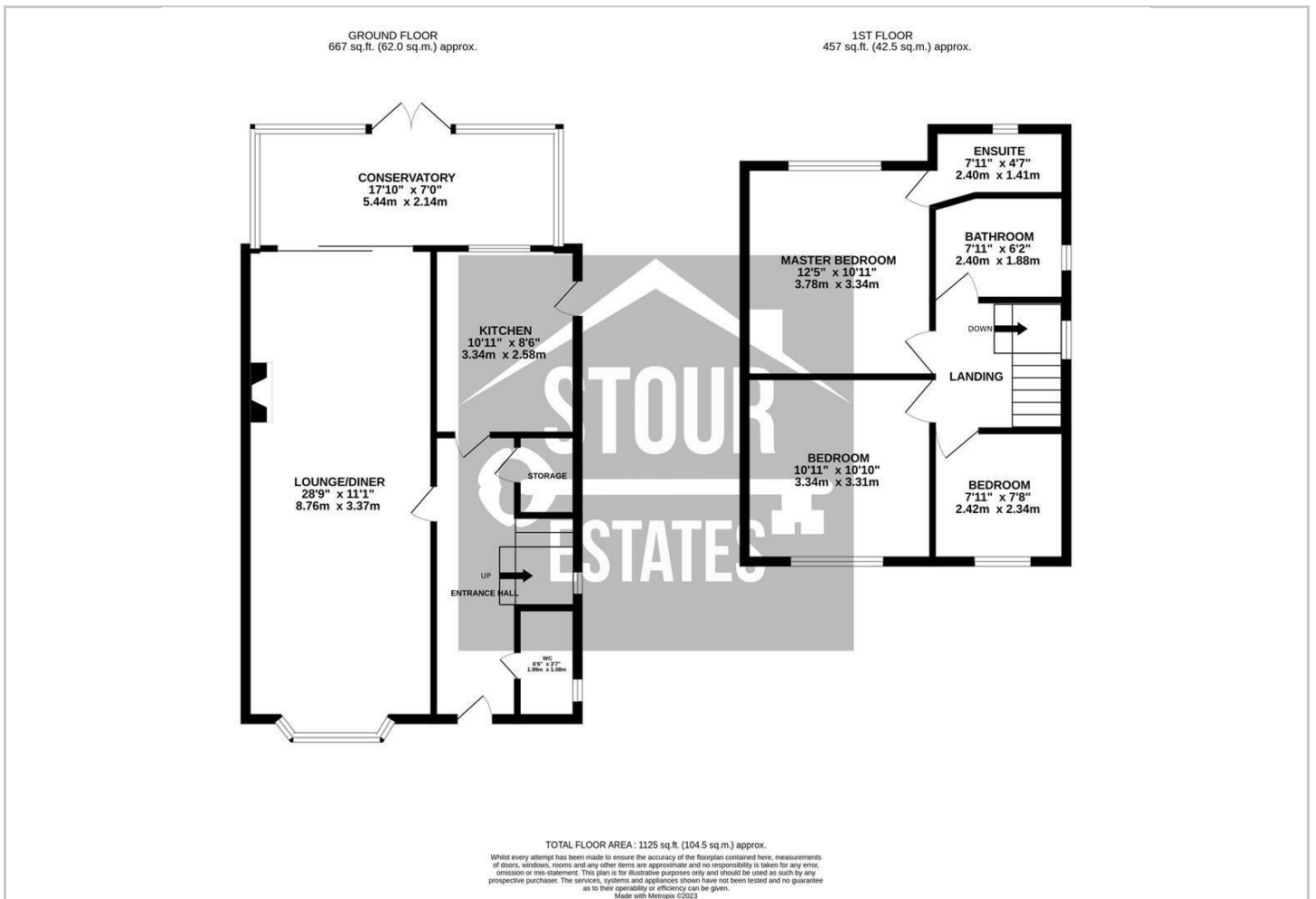
Hybrid Map



Terrain Map



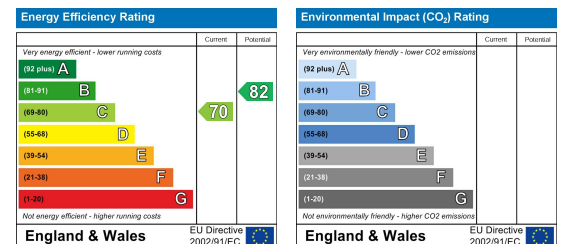
Floor Plan



Viewing

Please contact our Stour Estates Office on 01202 287847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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