



**Q** Quinn & Co  
ESTATE AND LETTING AGENTS

## Cucklington Gardens, Muscliff, Bournemouth

- Five bedroom detached house
- Two ensuites + family bathroom
- Downstairs WC
- Two reception rooms

**Offers in excess of  
£570,000  
EPC Rating 'C'**





## Property Description

A superbly presented five-bedroom detached house located in a highly desirable location in Muscliff, within walking distance of local schools. The property is ideally situated only moments from the picturesque Throop Village with river walks and open countryside, whilst being within easy reach of Bournemouth Town Centre and main transport links. The property has been superbly maintained by the current owners.



On entering the property is a welcoming hallway, stairs with LED lighting lead to the first floor, door leads into a spacious living room which overlooks the front aspect and features double doors leading through to the kitchen/breakfast room. To the rear of the property is a well equipped kitchen/breakfast room offering a comprehensive range of floor and wall mounted units along with double opening doors providing access to the rear garden. Further door from the kitchen leads to a separate dining room with further double doors leading to a decking area, the utility room and remainder of garage/storage is also accessed from this room. The ground floor accommodation is complete with a WC.



Situated on the first floor are five well proportioned bedrooms. The master bedroom has a generous size ensuite shower room. A further ensuite can be found in bedroom 2. The accommodation is complete with a modern family bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property features a sunny aspect private rear garden being mainly laid to lawn with a decking area adjoining the rear of the property along with established shrub and flower borders. To the front a block paved driveway provides off road parking and leads to the remainder of the garage/storage.

COUNCIL TAX BAND: D

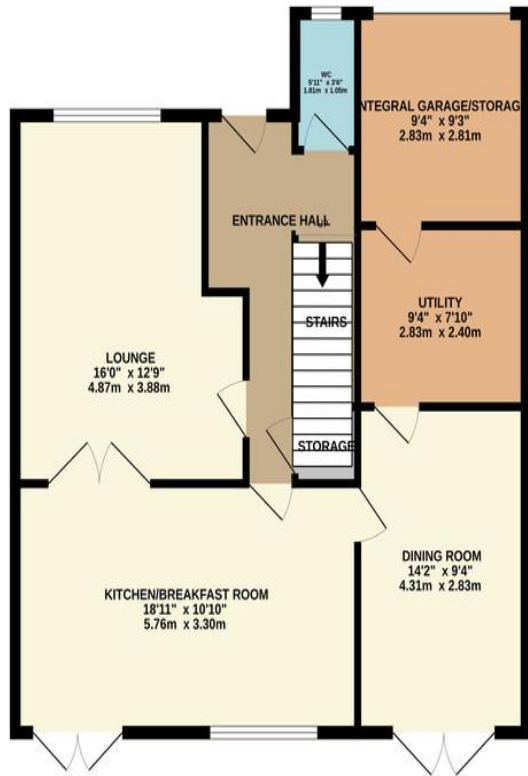
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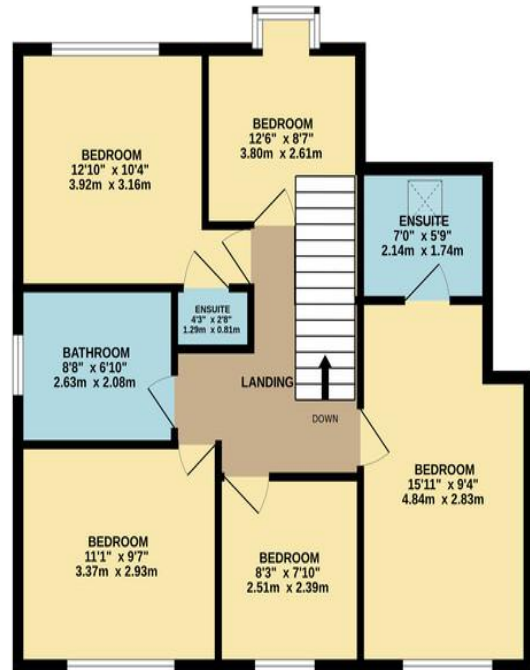




GROUND FLOOR  
812 sq.ft. (75.5 sq.m.) approx.



1ST 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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