



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

**Durweston Close, Muscliff,  
Bournemouth**

- Three double bedroom detached house
- Spacious lounge/diner
- Kitchen/diner
- Downstairs WC

**£500,000**

EPC Rating 'C'





## Property Description

A well-presented three bedroom (originally 4) 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 modernised by the current owners and being sold with no forward chain.

The accommodation comprises of a modern kitchen/diner with integrated dishwasher and sliding patio doors lead to the rear garden. A spacious bright lounge occupies the full width of the property. A modern downstairs WC completes the ground floor accommodation. The first floor comprises of a fantastic master bedroom with dressing room and ensuite, two further double bedrooms and bathroom.





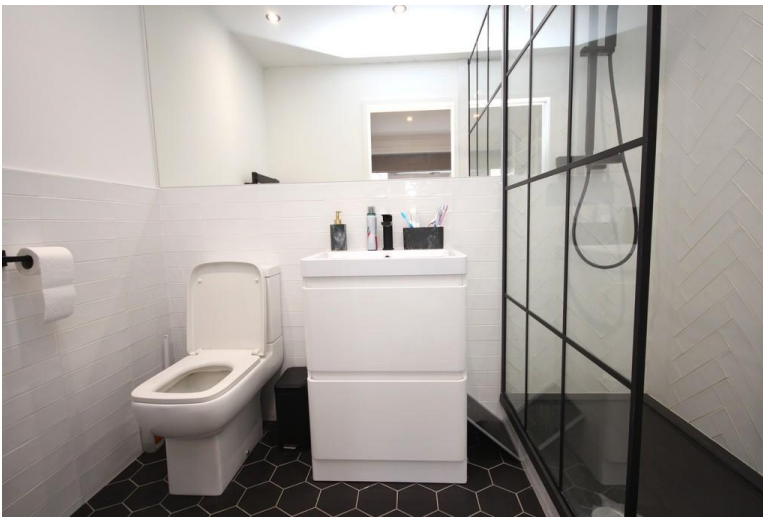
The front garden is laid to lawn with a driveway to the side providing off road parking leading to an attached garage. The rear garden has a patio area, mainly laid to lawn and bounded by fencing.

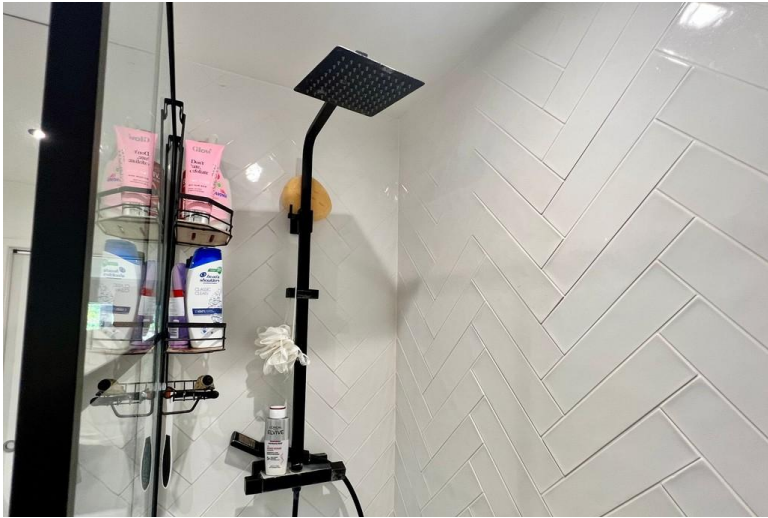
The property is situated in a very popular area in a quiet cul-de-sac location.

Muscliff primary school is located within 0.3 miles & Bournemouth school is within 0.6 miles.

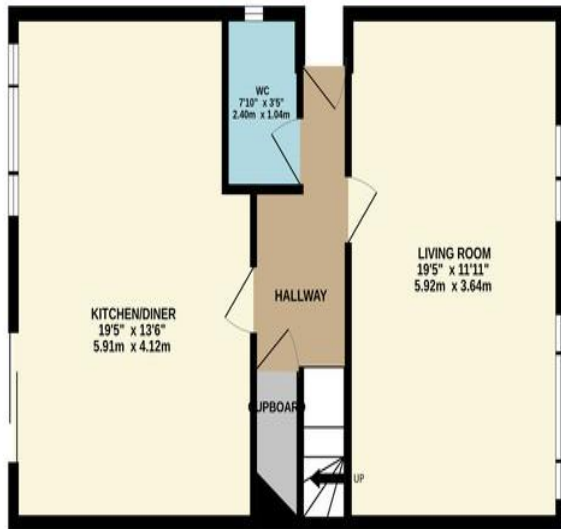
Approximate measurements can be found on the floorplan.

No forward chain.





GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA: 1191 sq.ft. (110.6 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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413-415 Charminster  
Road  
Bournemouth  
Dorset  
BH8 9QT

[www.quinnandco.co.uk](http://www.quinnandco.co.uk)  
[sales@quinnandco.co.uk](mailto:sales@quinnandco.co.uk)  
01202 512299

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