

## Spacious 2-Bedroom Detached Bungalow Close to Local Amenities

Tenure: Freehold

**45 Newmorton Road, Muscliff,  
Bournemouth, BH9 3NX**

**Price £420,000**

- Entrance Hall with Cloakroom
- Kitchen/Breakfast Room
- Lounge
- Conservatory with Double Doors leading to Garden
- 2 Double Bedrooms
- Converted Loft Space with upstairs Shower Room
- Gas Central Heating & PVCu Double Glazing
- Long Driveway & Garage
- Delightful Sunny & Private Garden
- Ideal Location near to amenities & nature walks



Spacious, well presented detached bungalow occupying a fantastic location near to local amenities, river-side walks & Castlepoint Shopping Centre. The property offers well-planned accommodation with generous room dimensions including a large lounge leading to a bright and airy conservatory, 2/3 good bedrooms, cloakroom, shower room & converted loft space. Outside, the bungalow is approached via a long driveway providing ample 'off-road' parking & leading to a Garage with light and power. The property also benefits from a delightful, sunny private rear garden.

**Accommodation with Brief Description:**

**Entrance Hall:** Store Cupboard.

**Cloakroom:** Modern suite comprising vanity wash basin & WC.

**Lounge:** A good-sized room with double doors leading to:

**Conservatory:** Large conservatory with double doors leading to Rear Garden.

**Kitchen:** Range of floor and wall cupboards. Built-in Oven with electric hob & cooker hood above.

Space for fridge/freezer & washing machine. Plumbing for washing machine. Door to garden.

**Shower Room:** Modern suite with walk in Shower Cubicle & wash basin. Chrome heated towel rail.

**Bedroom 1:** PVCu double-glazed bay window overlooking pleasant front aspect.

**Bedroom 2:** PVCu double-glazed window overlooking front garden. Feature bay window.

**Bedroom 3/Study:** PVCu double-glazed window overlooking side aspect. Stairs to converted loft space.

**Converted Loft Space:** Large space with eaves storage around perimeter of property.

**Gas Central Heating** (system untested)

**PVCu Double-Glazing, PVCu soffits, fascias & gutters**

**Long Driveway** providing excellent off-road parking & leading to:

**Garage:** Power & light.

**Rear Garden:** Delightful rear garden predominantly laid to lawn with a paved patio to the rear of the property.

**Council Tax Band 'D'**

**Energy Rating 'tbc'**



Kitchen



Conservatory



Front Garden



Rear Garden



Hall

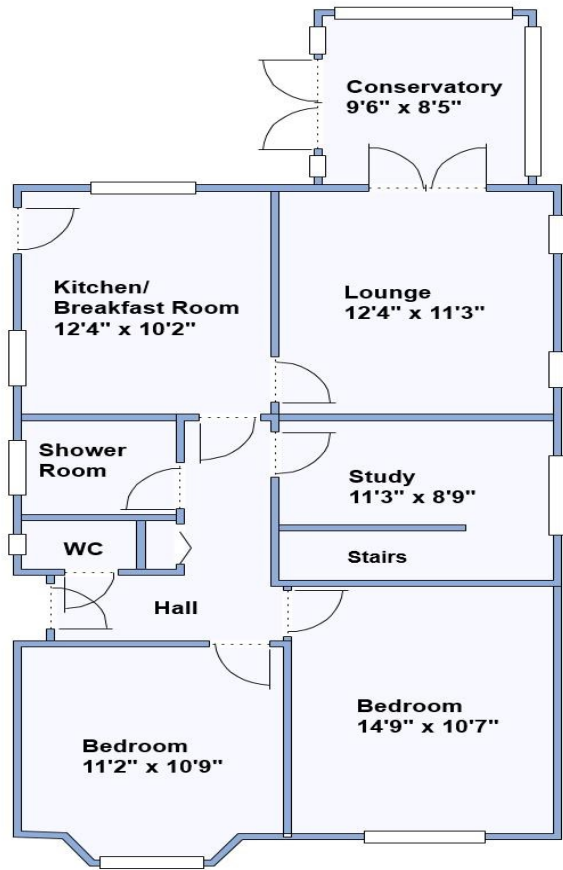


Shower Room



**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. Ref W05002





This drawing has been prepared for diagrammatic purpose. All measurements are approximate. Not to scale.

