



**79A Granby Road, Muscliff, Bournemouth, Dorset, BH9 3NZ**  
**£440,000**



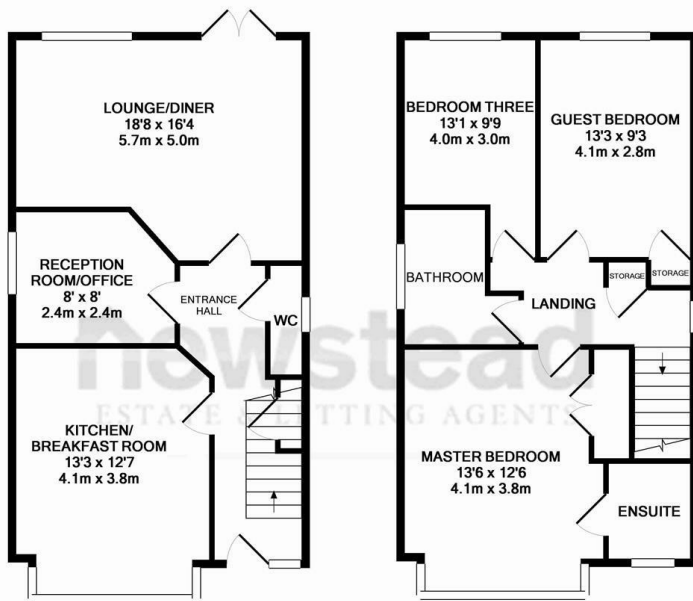
A rare opportunity to purchase this magnificent family home located on an exclusive development backing onto The River Stour. Set on a good plot with the added benefit of ample off road parking and beautifully kept rear garden set in the heart of Muscliffe, BH9.

Inside the accommodation comprises a pleasant fitted kitchen room with integrated appliances to include dishwasher, washing machine and fridge/freezer behind matching unit fronts with a lovely 'L-Shaped' lounge/dining room enjoying the fantastic views to the rear. Also included on the ground floor is a study and ground floor cloakroom.

Upstairs the property boasts three double bedrooms one of which is the master bedroom with ensuite shower. The two bedrooms located to the rear of the property have fantastic views of the River Stour.

The rear garden is well tended and has a patio area perfectly located for the afternoon sun. The rear garden enjoys very impressive views over The River Stour and far reaching open fields beyond. To the front of the property is predominantly laid to block paving with parking for a number of vehicles, double opening gates lead to a further expanse of block paved driveway which in turn leads to the rear of the property.

The Property is located in the sought after BH9, Muscliffe location, within close vicinity of Castle Lane West and its plethora of local shops, coffee houses and supermarkets. It is home to major bus routes in and out of Bournemouth and only a short drive from castle point shopping centre and the Wessex Way in and out of Bournemouth, perfect for commuters. You are also in close proximity to excellent primary and secondary schools, including two grammar schools.



GROUND FLOOR  
APPROX. FLOOR  
AREA 554 SQ.FT.  
(51.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.7 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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