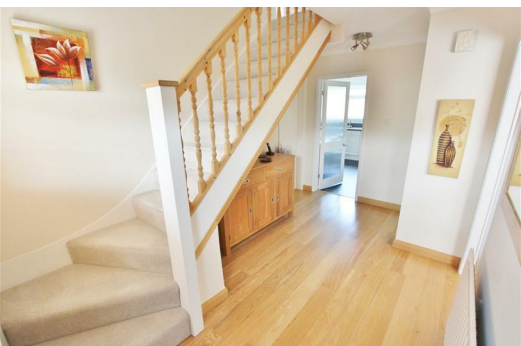




58 Wishart Gardens, Bournemouth, Dorset, BH9 3QZ

Guide Price £489,950

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 a double garage, ample off road parking and beautifully kept rear garden set in the heart of Muscliffe, BH9.



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Upon entry you are greeted with an open and spacious entrance hall with neutral tones and wood flooring throughout lending access to the under stairs W/C and the ample downstairs living accommodation.

The kitchen/breakfast room overlooks the rear garden, provides ample room for a table and chairs and offers storage with wall and base mounted units. There are extensive worktops offered, and space for numerous appliances.

A spacious sitting room is the hub of the ground floor accommodation with sliding doors to a patio area in the garden, a feature fireplace and an abundance of space. Also benefits from separate dining room with a feature bay window.

Upstairs the property boasts four bedrooms, three of which have built in wardrobes. The master bedroom is positioned at the back of the property and has fantastic views towards and beyond The River Stour. Furthermore the master bedroom benefits a large range of fitted and built in wardrobes in addition to a modern en suite. The remaining bedrooms share the use of a modern family bathroom which comes complete with a freestanding shower, washbasin and WC.

The rear garden is well tended and has a patio area perfectly located for the afternoon sun. There is the added benefit of side access on both sides of the property as well as a gate from the garden providing access out to numerous river walks. To the front of the property is approached via a driveway providing off road parking for numerous vehicles as well as boasting a double garage.

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 an abundance of primary and secondary schools; both grammar and public.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
105 kWh/m ² A	44 kWh/m ² A	3.0 tCO ₂ /m ² A	1.0 tCO ₂ /m ² A
81 kWh/m ² B	44 kWh/m ² A	3.5 tCO ₂ /m ² B	1.0 tCO ₂ /m ² A
61 kWh/m ² C	44 kWh/m ² A	4.0 tCO ₂ /m ² C	1.0 tCO ₂ /m ² A
41 kWh/m ² D	44 kWh/m ² A	4.5 tCO ₂ /m ² D	1.0 tCO ₂ /m ² A
21 kWh/m ² E	44 kWh/m ² A	5.0 tCO ₂ /m ² E	1.0 tCO ₂ /m ² A
1 kWh/m ² F	44 kWh/m ² A	5.5 tCO ₂ /m ² F	1.0 tCO ₂ /m ² A
0 kWh/m ² G	44 kWh/m ² A	6.0 tCO ₂ /m ² G	1.0 tCO ₂ /m ² A