





## **HOUSE AND SON**

House and Son are delighted to market this enviable home in the popular Bearcross location, being close to schooling, shopping, river walks and road travel links to further afield. The current owners have improved this home throughout. The accommodation boasts four double bedrooms, two bathrooms, hand crafted kitchen, utility closet, impressive semi open planned living/dining/entertainment area with an abundance of natural light owing to the roof lantern and two sets of double glazed French doors accessing to southerly aspect private rear garden. Externally, there is ample parking to the forecourt at the front, a private southerly aspect garden to rear and a "bespoke studio" cabin (achievable by separate negotiation).

## **PORCH**

Double glazed porch door to entrance porch hall. Provision for shoes/coats etc. Tiled floor.

## **ENTRANCE HALL**

**12' 9" x 6' 9" (3.89m x 2.06m)**

Shelving provision. Obscure double glazed window to side. Oak wood effect flooring. Radiator. Understair storage closet. Archway from entrance hall to living room.



## **SEMI OPEN PLANNED KITCHEN/DINING/LIVING ROOM**

Semi open planned, comprising of living room, dining/entertainment area and hand crafted kitchen. This "heart of the house" space has a "bright and airy" feel owing to the roof lanterns and two sets of double glazed French doors with views and access onto the southerly aspect private rear garden.

### **LIVING AREA**

**10' 5" x 9' 1" (3.18m x 2.77m)**

Open planned to dining area. Oak wood effect flooring. Radiator cover, radiator.

### **DINING AREA**

**20' 8" x 8' 8" (6.3m x 2.64m)**

A really clever addition with the abundance of natural light afforded by oversized roof lantern with recessed ceiling downlighters. Two sets of double glazed French doors overlooking and with direct access onto the southerly aspect garden. Feature radiator.

### **KITCHEN**

**17' 3" x 9' 1" (5.26m x 2.77m)**

One and half bowl enamelled sink with drainer, mixer taps over. Fitted range of wooden shelving. Feature "butlers pantry", full size double cupboard with shelving, display plinth and drawers. Fitted base units incorporating dishwasher wooden work top surfaces over. Space for range cooker, tiled splashback, overhead chimney style cooker filter hood. Space for American style fridge/freezer. Natural light. Wooden effect flooring complementing "the flow" throughout this area.

### **UTILITY CLOSET**

**3' 9" x 2' 6" (1.14m x 0.76m)**

Double doors, shelving storage to side. Provision for "double stack" washing machine and tumble dryer.

### **GROUND FLOOR SHOWER ROOM**

**7' 0" x 4' 0" (2.13m x 1.22m)**

Obscure double glazed window to rear. Oversized fitted shower tray with sliding glazed door enclosures. Fully tiled walls, fitted overhead shower, recessed tiled shelf. Low level WC. Heated towel rail. Ceramic tiled floor. Recessed ceiling



downlighters. Shaver point. A very nicely finished, good specification shower/cloakroom.

### **GROUND FLOOR BEDROOM FOUR**

**10' 8" x 8' 0" (3.25m x 2.44m)**

Double glazed window to front. Radiator. Oak wood effect flooring.

### **GROUND FLOOR BEDROOM THREE**

**12' 8" x 8' 4" (3.86m x 2.54m)**

Double glazed window to front. Oak wood effect flooring.







Airing cupboard, semi pressurised system with large hot water cylinder, shelving and storage to side.

### **STAIRS TO FIRST FLOOR LANDING**

Access via entrance hall. Radiator. Double glazed window to front, first floor landing with coved ceiling. Storage closet, further walk in storage closet with shelving and obscure double glazed window to side. Access to loft.

### **BEDROOM ONE**

**14' 0" x 9' 5" (4.27m x 2.87m)**

Double glazed window to front with overview of street. Radiator. Built in large two door wardrobe/closet. Coved ceiling.

### **BEDROOM TWO**

**13' 6" x 8' 5 max" (4.11m x 2.57m)**

Double glazed window to rear, view over southerly aspect rear garden. Radiator. Built in large gloss finished wardrobe/closet. Coved ceiling.

### **BATHROOM**

**7' 5 max" x 5' 5" (2.26m x 1.65m)**

Obscure double glazed window to rear. Contrasting fully tiled room. Deep double ended bath with centralised taps over, built in shower. Vanity unit with inset wash hand basin and storage. Low level WC. Heated towel rail. Wood effect flooring. Vanity mirror. Recessed ceiling downlighters.

### **LOFT/HOBBIES ROOM**

19'0" x 7'10" x 6'10" ceiling height. A very useful space, with further storage to eaves. Floor plan and ceiling height owing to restricted/sloped ceilings. Currently arranged as games room and office. Access into eaves for storage.

### **OUTSIDE FRONT**

**32' 0 width" x 22' 0 depth" (9.75m x 6.71m)**

Dwarf boundary wall. Wide access point to forecourt for parking. Tarmac finished parking forecourt for several vehicles. Outside tap.

### **REAR GARDEN**

Southerly aspect private rear garden with stone cobbles and patio abutting rear of property. Step onto lawned garden with rockery area to rear. The rear boundary with mature screen hedging. Outside tap. Outside weather proof double electric power point.

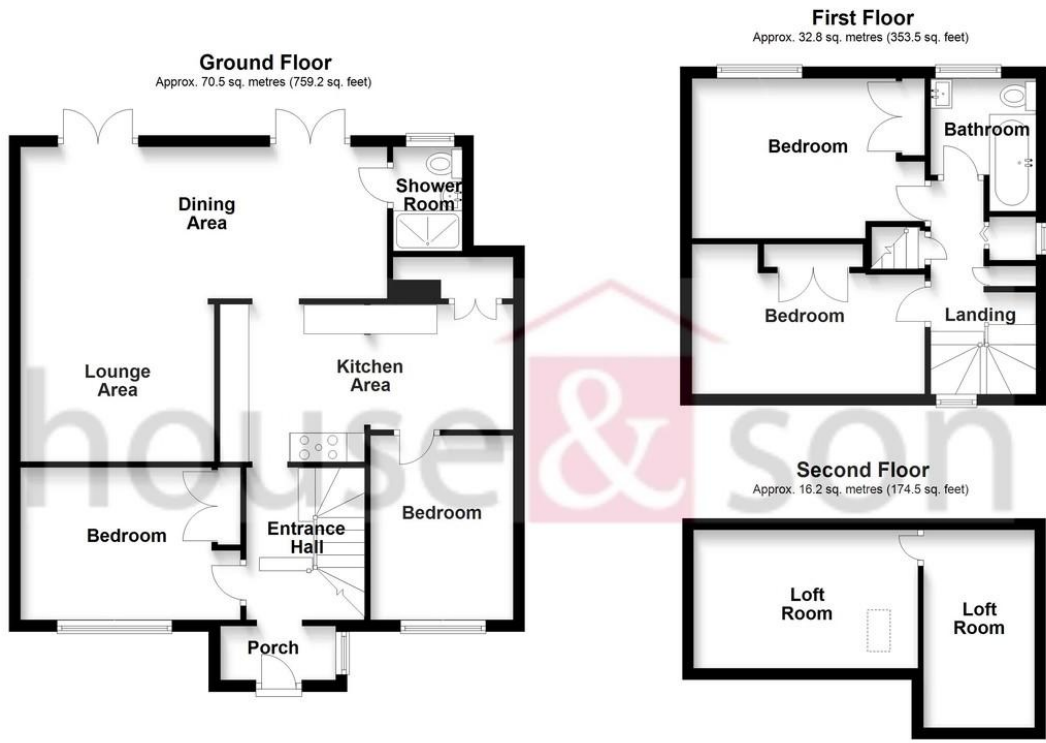
### **STUDIO**

The studio is available by separate negotiation. "Siberian larch" wood, insulated, inset double glazed with inset double glazed French doors. power and lighting, water. Currently a room for all interests including that as office or gaming room etc.

Agents note: The studio is hand made/bespoke. Lighting, insulation. The specification is available from the seller.

Agents note: Items shown in House and Son property details and associated Web portals are not automatically included within the sale contract. Please refer to the seller's property information and fixture and fittings protocol forms.





Total area: approx. 119.6 sq. metres (1287.3 sq. feet)

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# Energy performance certificate (EPC)

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|---|---------------------------|--|
| 13 Youngs Road<br>BOURNEMOUTH<br>BH11 9EW | Energy rating<br><b>C</b> | Valid until: 17 May 2033                     |
|   |                           | Certificate number: 9180-3026-1205-7367-8200 |

Property type  
Semi-detached house