





## **HOUSE & SON**

We are delighted to have received instructions to market this recently extended and completely refurbished three double-bedroom Victorian family home. The current owners have renovated with exacting attention to detail, which is apparent in the big design choices, such as the open plan family living area, which features a central island to the kitchen, bifold doors to the rear garden and skylight over the dining space, or the switches, sockets, media points and door furniture finished in matte black throughout.

Boasting three double bedrooms, with an en-suite shower room in the Master bedroom, a spacious family bathroom, snug to the front of the property, block paved off-road parking with drop kerb. A side storage area featuring a utility space and landscaped rear garden. This is an ideal family home being within minutes' walk of parks, shops, local transport links and is also within choice of local school catchments.

## **INTERNAL PORCH**

Tiled floor, external light, composite double glazed front door leading to;

## **ENTRANCE HALLWAY**

Stained original timber flooring, double radiator, stairs the first floor landing with continuation of stained timber flooring, carpet runner, doors to lounge and open plan living area, black detailed door furniture and sockets throughout.

## **SITTING ROOM**

**11' 1" x 11' (3.38m x 3.35m)**

Continuation of original stained timber flooring, UPVC double-glazed windows front with double radiator under, multiple black detailed sockets and switches including media



point. Smooth plastered ceiling with recessed spotlights and pendulum light fitting.

### **FAMILY ROOM**

**24' 04" max x 18' 8" max (7.42m x 5.69m)**

The family room is a contemporary space packed full with design features which has a wow factor finish. It features a continuous tiled flooring throughout and the clever use of lighting that can create intimate spaces for relaxation or that much desired larger social space.

#### Lounge Area

Under stairs storage cupboard housing electrical consumer unit, further double storage cupboard, both with copper detailed handles. Multiple sockets and media point.

#### Kitchen

Central island with copper detailed pendulum lights over, storage under, including pan drawers, space for breakfast stools, underneath marble effect worktop surface. One and a half bowl sink with drainer to side, copper "Deva" mixer tap over, inset into matching worktop surface with complimenting upstands, range of base units under including integrated slimline dishwasher, integrated electric fan oven with induction hob and stainless steel chimney filter hood over, glass splash back, further tall cupboard housing integrated fridge/freezer, complementing wall mounted units, including glass display cabinet with lighting. Under cupboard lighting. UPVC double glazed window to rear with outlook over private rear garden. Multiple socket points. Copper detailed handles throughout.

#### Dining Area

UPVC double glazed bi-fold doors to rear, skylight over dining space, UPVC double glazed door to front with access to;



### **UTILITY AREA**

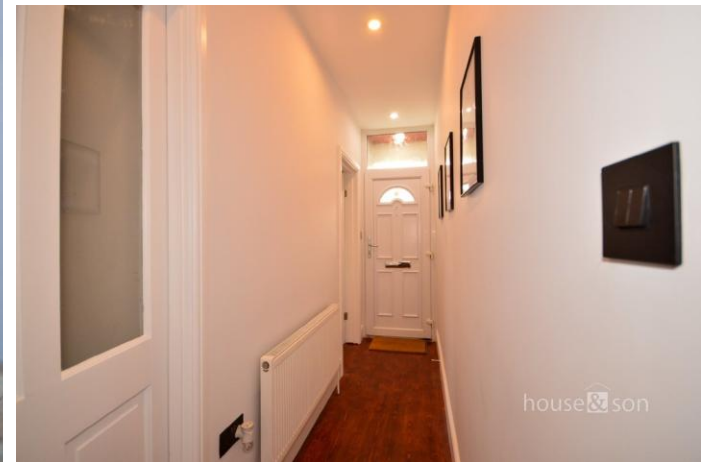
**12' 9" x 4' 11" (3.89m x 1.5m)**

Utility area with a range of base and wall mounted units that compliment the kitchen, tiled floor, UPVC double glazed door providing access to:-

### **STORAGE AREA**

Space for general storage, access to front.







### FIRST FLOOR LANDING

Decorative newel posts and stained banister, light tunnel, access to loft, smooth ceiling with recessed spotlights, sockets and a double linen cupboard.

### MASTER BEDROOM

**11' 6" x 10' 4" (3.51m x 3.15m)**

UPVC double glazed window to front, radiator under, recessed storage area, multiple sockets, media point,, smooth ceiling with recessed spotlights and pendulum light, access to;



### EN-SUITE SHOWER ROOM

Fully tiled feature slate wall within the glass shower enclosure, matte black rainfall shower head over, matching controls and complimenting shower tray, fully tiled stone floor and walls, including recessed illuminated shower shelf within the shower enclosure, matte black towel rail, white low level WC inset into complimenting vanity unit with wash hand basin and continuous surface over, matte black detailed mixer taps and push flush button. Wall mounted demister mirror over. Smooth ceiling with recessed spotlights and extractor fan.

### BEDROOM TWO

**11' 11" x 9' 1" (3.63m x 2.77m)**

Obscure UPVC double glazed window to side, double radiator, smooth ceiling with recessed spotlight and pendulum light, multiple sockets.

### BEDROOM THREE

**12' 4" x 8' 4" (3.76m x 2.54m)**

UPVC double glazed window to rear, double radiator under, smooth ceiling with recessed spotlights and pendulum light.



### FAMILY BATHROOM

White three piece suite comprising bath with tiled side panel, shower screen to side, rainfall shower head over, mixer tap, handheld shower, mixer tap and shower controls all finished in matte black detail, matching fully tiled walls and floor, low level WC. Wash hand basin with continuous surface, mixer tap over, inset into floating vanity unit with storage, tap and handles detailed in matte black. Wall mounted demister mirror over. Black towel rail. Obscure UPVC double glazed window to rear. Smooth ceiling with recessed spotlights and extractor fan.

### REAR GARDEN

Landscaped with a slate path leading to elevated seating area with slate tiles, metal storage shed, raised flower beds to side, remainder laid to lawn. Fence enclosed.

### OUTSIDE FRONT

Block paved driveway with drop kerb, access to side storage area.



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## Energy performance certificate (EPC)

153 STROUDEN ROAD BOURNEMOUTH BH9 1QP	Energy rating <b>D</b>	Valid until: 12 April 2031 Certificate number: 9873-3005-1204-7419-5200
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**Property type**  
Detached house