





## HOUSE & SON

House & Son are delighted to be able to offer for sale this well-appointed home in a cul-de-sac setting, within close proximity to local amenities, including schooling, shopping and recreational parks. A stunning family home with versatile accommodation, appealing to all age groups, from busy families to potential annexe accommodation. The bedrooms (two ground floor and three first floor) are all double rooms. The two bathrooms (ground floor and first floor) are well-appointed and the kitchen/diner is the 'heart' of this home. The gardens envelope this exceptional home with the additional benefit of forecourt parking for multiple vehicles and a private, non-overlooked lawned and patio garden to the rear. This home is highly recommended!

## ENTRANCE

Composite panelled front door.

## ENATRANCE HALL

Communicating hallway. Decorative radiator cover.

Recessed ceiling downlighters. Understairs storage closets.

## LOUNGE

14' 11" x 10' 10 into chimney recess" (4.55m x 3.3m)

Dual aspect double-glazed windows with a view over the cul-de-sac. Feature display media area. A bright and airy space. Door to study/bedroom four.

## STUDY/BEDROOM FOUR

10' 10" x 7' 4" (3.3m x 2.24m)

Double-glazed window. Radiator.

## INNER HALLWAY

Accessing the utility area, ground floor bathroom, ground floor reception room/bedroom five (potential annexe).



## **GROUND FLOOR RECEPTION ROOM/BEDROOM FIVE**

**11' 6" x 9' 8" (3.51m x 2.95m)**

Double-glazed window to the rear, view over the private lawned garden. Radiator.

## **UTILITY AREA**

Provision for tumble dryer and fridge/freezer.

## **GROUND FLOOR BATHROOM**

**7' 0" x 6' 8" (2.13m x 2.03m)**

Obscure double-glazed window to the rear. Polished tiled floors and principal walls finished in a 'grey marble stone' effect, oversized quadrant shower with sliding door enclosures. Fitted shower with fixed overhead and a further shower attachment to the side. Vanity display furniture with an inset wash hand basin. Enclosed cistern WC. Built-in storage closet and display, shelving to the side, wall mounted ladder style towel rail. Extractor fan.

## **KITCHEN/DINER**

**22' 6" x 12' 0" (6.86m x 3.66m)**

## **KITCHEN AREA**

Single bowl sink with drainer, 'swan neck' tap over. Modern white high gloss. Fitted eye-level cabinets, contrasting base units incorporating drawers. Tiered 'brick style' walls. Tall larder/storage closet. Inset four-ring electric hob, single oven under, cooker filter hood. Integrated dishwasher. Recessed ceiling downlighters. Decorative radiator cover. Archway into dining area.

## **DINING AREA**

Feature double-glazed French doors opening onto patio and a lawned, private garden to the rear. Feature overhead light lantern, filling this room with natural light. Radiator.



## **STAIRS TO FIRST FLOOR LANDING**

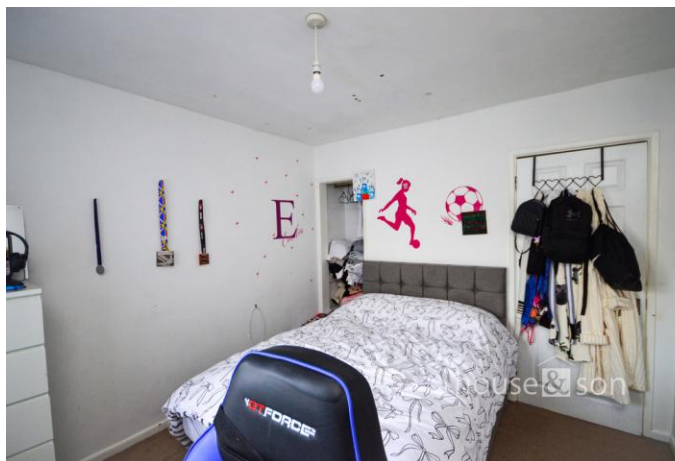
Accessed via the entrance hallway. Dual double-glazed windows. Built-in recessed storage/linen cupboard. Access to the loft.

## **BEDROOM ONE**

**12' 7" x 10' 11" (3.84m x 3.33m)**

Double-glazed window to the front with a view over an easy maintenance garden to the front, parking and cul-de-sac. Open planned organiser with shelving and storage.







## **BEDROOM TWO**

**11' 0" x 9' 11" (3.35m x 3.02m)**

Double-glazed window to the front with a view over the cul-de-sac. Radiator.

## **BEDROOM THREE**

**9' 6" into wardrobe" x 9' 9" (2.9m x 2.97m)**

Double-glazed window to the rear with a view over the private garden. Recessed closet. Radiator.

## **BATHROOM**

**7' 5" x 6' 3" (2.26m x 1.91m)**

Obscure double-glazed window to the rear. Enamelled bath with side panel and shower screen to the side, taps over. Electric over-bath shower. Part tiled walls. Pedestal wash hand basin. Low-level W.C. Heated towel rail. Extractor fan.

## **OUTSIDE FRONT**

Boundary wall.

## **DRIVEWAY**

Forecourt parking for multiple vehicles.

## **REAR GARDEN**

Sunny aspect, non-overlooked lawned and patio garden.

## **DISCLAIMER**

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

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Total area: approx. 108.6 sq. metres (1169.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit [www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

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## Energy performance certificate (EPC)

|                                            |               |                     |                          |
|--------------------------------------------|---------------|---------------------|--------------------------|
| 7 Andrews Close<br>BOURNEMOUTH<br>BH11 8HB | Energy rating | Valid until:        | 7 January 2036           |
|                                            | <b>C</b>      | Certificate number: | 2700-8887-0722-6507-3963 |

Property type

Semi-detached house

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