



LLOYD YOUNG HOMES

Old Bridge Road, Bournemouth, BH6 5RG



This exemplary detached home epitomises contemporary family living and is perfectly positioned within walking distance of superb local amenities. With three first-floor bedrooms, a downstairs study, a large L-shape kitchen-diner plus a separate living room, it's safe to say this home ticks some boxes! Impressive and welcoming from the moment you step inside, the impeccably designed interior dazzles with a perfect blend of period character and modern finesse.

Well proportioned rooms with high ceilings are carefully furnished and exquisitely finished in luxurious materials. There's a calming tone throughout the home, but we know this would make one hell of a venue for Christmas, birthday parties and New Years!

\*Agent note- the house can be offered fully furnished, including all the gorgeous furniture, the dining set and most of the decor! A true turn key package\*



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A careful amalgamation of form and function applies to each space, with bespoke fitted furniture in most rooms including deep wardrobes in the two largest bedrooms. These are particularly useable and even provide access into further eaves storage. Two beautifully appointed suites on the first floor provide a true sense of luxe, each with their own distinct style. An en suite to the primary bedroom boasts a walk in rain shower, a remote operated Velux window and exquisite tiling, while the main family bathroom offers design and ambience worthy of a Soho House membership with a stand alone soaking tub, another remote Velux window and matching brass hardware.

All bedrooms feel correctly proportioned and offer high ceilings, each with their own unique feeling whilst maintaining a consistent, timeless theme. Even the third bedroom, which is often no bigger than a cot-room, accommodates a good sized bed and space for storage. The downstairs study is currently set up for home working but still has custom built wardrobes and extra storage.





\*Agent note- We love attention to detail. Orientation LED lights on motion sensors make midnight dashes to bathrooms much more pleasant- a lovely touch. The same subtle lights illuminate the oak staircase, when not lit by the huge frosted window or the cool bubble chandelier. Brass accents throughout are tastefully done, from the reclaimed door hinges to the Uber-modern knurled wardrobe handles (check the hinges out on the 3D virtual tour, it's geeky and we love it!)\*

The kitchen has plenty of prep space thanks to deep quartz workshops which extend to a large island, complete with induction hob with extractor, plenty of storage and even wireless phone charging with the pop up power tower. Complemented by a range of integral Bosch appliances that include fridge, freezer, twin ovens, a warming drawer, wine cooler, dishwasher, washing machine and a multifunction boiling water tap! There's even a built in Bosch coffee machine, ready to enhance your morning routine. For rainy days and formal gatherings, the huge living edge dining table comfortably seats 8-10 people and is accompanied by magnificent Italian designer chairs (again, all included). You'll possibly serve up your favourite wine, previously displayed in the full-length recessed wine cabinet (the first bottle is on us)



Sliding patio doors offer a seamless alfresco connection to the private, low maintenance garden that enables lucky owners to entertain year-round; from sunrise coffees and summer BBQs, to spot-lit evening drinks in the huge hot tub (included!). High privacy fencing, raised sleeper boarders, secure side access and an outside shower make the garden easy to live with (ask us about the hidden bike/paddle board storage area!)

To the front, there is plenty of space for multiple vehicles on the gravel driveway and shallow steps up to the house; being raised from street level gives a bit more privacy- a true sanctuary for your family.

\*Agent note- An increasing number of health-conscious buyers are using their tubs as cold plunges... go on, be brave! You can quickly warm up in the beautiful downstairs shower room- fully tiled and naturally lit and complete with WC- super handy!\*

Once your guests have reluctantly left, you still have a difficult choice to make. Will you snuggle up in the open plan area at the back of the house, or retreat through the crittall-style pocket doors to the separate lounge? Both have log burners, both have Netflix. Tough one.



## Old Bridge Road, Bournemouth, BH6

Approximate Area = 1243 sq ft / 115.4 sq m

Limited Use Area(s) = 147 sq ft / 13.6 sq m

**Total** = 1390 sq ft / 129 sq m

For identification only - not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lloyd Young Homes. REF: 1059488

\*To see homes before they hit the open market, join the OFF-MARKET newsletter! Links on our social media pages and [lloydyounghomes.com](https://lloydyounghomes.com)\*

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