



HEARNES

WHERE SERVICE COUNTS

**13 Baker Road, Bear Cross
Bournemouth, Dorset, BH11 9JD**

FREEHOLD PRICE

£450,000

This deceptively spacious 1950's bungalow has been thoughtfully modernised and decorated to a high standard with particular emphasis on the south facing garden providing areas to entertain and relax together with a multi-use detached timber lodge/office room.

The tastefully decorated accommodation comprises three bedrooms served by a bespoke Victorian themed shower room, a spacious living room with exposed wooden flooring continuing through double doors to a superb farmhouse style fitted kitchen/breakfast room with vaulted ceiling, butler sink and velux windows providing light and space.

Other benefits include a large convenient porch, replacement oak doors, double glazing, privately owned solar panels charging 2 x 5KW batteries with gas central heating, electric car charging point, new carpets, 34ft covered car port, a detached garage and driveway parking behind secure double gates.

- **Entrance porch.** Full height double glazed windows and door, mosaic flooring, polycarbonate roof
- **Hallway** with double glazed door and hatch to loft
- **Lounge** – spacious living room with exposed wooden flooring and feature chimney recess with wood burner and tiled hearth, louvre folding doors to the kitchen/breakfast room
- **Kitchen/breakfast room** fitted in a delightful farmhouse style comprising a range of wall and floor mounted units with Wenge wood surfaces, butler sink with mixer taps and double glazed window above, space and gas point for range cooker, space and parking for washing machine and tall fridge/freezer, integrated dishwasher, tiled flooring, vaulted ceiling with wood beams and velux windows, door to rear garden
- **Bedroom one** with double glazed bay window with plantation shutter, bespoke mirror fronted wardrobes
- **Bedroom two** with double glazed window to the rear
- **Bedroom three** with double glazed window to the side with wood laminate flooring
- **Shower room** fitted in a stylish Victorian suite comprising triple width walk-in cubicle, wash hand basin, WC, heated towel rail, double glazed window, contrasting 'brick' tiled walls and laminate flooring
- **The front garden** is predominantly laid to level lawn and bordered by timber fencing
- **The driveway** provides parking for 2 vehicles leading to double gates and to a car port
- **Car port** measuring 34ft x 9ft secure storage with polycarbonate roof, power and water
- **Garage** with up and over door, power and light
- **The rear garden** measures 62ft x 34ft and is a particular feature of the property as it faces south, is landscaped with two sections; a paved sun patio and steps up to the lawn with block wall and gated access to Anchor Road recreation park
- **Superb timber construction**, providing outside family space for al fresco dining, tiled floor, with a wall mounted TV and pergola roof
- **Detached office/studio** measuring 11ft x 9ft ideal for multi use for either a gym, office, store with double doors, pitched roof, electrics and three windows

Bear Cross is a popular residential location and has a small selection of local amenities which are within walking distance. Further afield, Ferndown town centre lies within approximately 3 miles whilst Wimborne and Bournemouth are approximately 4 & 5 miles away respectively, providing a wider range of shops and facilities.

COUNCIL TAX BAND: C

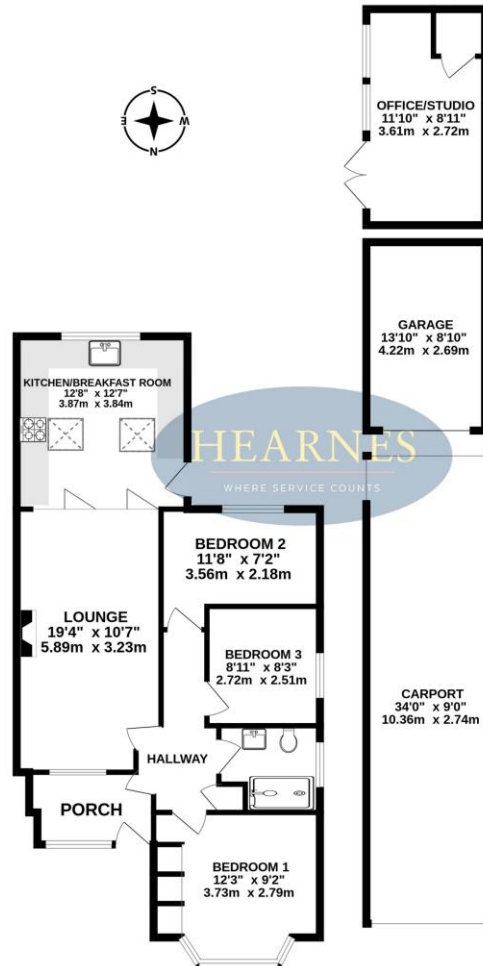
EPC RATING: B

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

“Superbly appointed detached bungalow with vaulted kitchen/breakfast room, exceptional landscaped garden entertaining space and outside office rooms”



GROUND FLOOR
1366 sq.ft. (126.9 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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OFFICES ALSO AT: BOURNEMOUTH, POOLE, RINGWOOD & WIMBORNE

