



Connells

Kingfisher Close
Bourn

Kingfisher Close,
Bourn, CB23 2TJ

For Sale Guide Price
£800,000 - £825,000



This extended detached home has been renovated throughout including a stunning two tone kitchen/diner, dual aspect lounge with log burner, spacious conservatory connecting the generous rear garden & loft conversion with two double bedrooms & Juliet Balconies.

Entrance Porch

Window to front, double glazed door, tiled flooring, spot lights, glazed internal door to

Entrance Hall

Window to side, tiled flooring, stairs to first floor, television point, under stairs, radiator.

Cloakroom

Window to side, wash hand basin, WC, tiled splash back, radiator, tiled flooring.

Kitchen/Diner

18' 9" Max x 16' 4" Max (5.71m Max x 4.98m Max)

Dual aspect windows to side and rear, Two tone shaker style fitted kitchen wall and base units with Granite and solid wood work surface, Granite up strands, inset sink with one and a half bowl and recessed drainer, electric Range oven, stainless cooker hood, plumbing for dishwasher, space for fridge/freezer, under floor heating, tiled flooring, two radiators, door into conservatory.

Utility Room

7' 7" x 4' 10" (2.31m x 1.47m)

Window to rear, wooden work surface, butler sink, tiled splash back, wall cupboard, plumbing for washing machine, extractor fan, spot lights, tiled flooring, radiator.

Conservatory

20' 11" Max x 14' 1" Max (6.38m Max x 4.29m Max)

Windows and french door, power and light, sky light windows, tiled flooring.

Play Room

10' 7" x 8' (3.23m x 2.44m)

Window to front, telephone point, spot lights, radiator.

Lounge

18' 8" Max x 11' 4" Max (5.69m Max x 3.45m Max)

Window to front, french door to rear, Fireplace with log burner and hearth, two radiators.

First Landing

Stairs to second floor, radiator.

Bedroom Three

14' 7" Max x 9' 11" Max (4.45m Max x 3.02m Max)

Windows to front and side, built in wardrobe, two radiators.

Bedroom Four

11' x 11' 2" Max (3.35m x 3.40m Max)

Windows to front, two radiators.

Bathroom

Window to rear, bath with mixer taps and shower over, glass shower screen, wash hand basin, WC, radiator.

Bedroom Six

8' 6" + Wardrobes x 8' 2" Max (2.59m + Wardrobes x 2.49m Max)

Window to side, double built in wardrobes, radiator.

Shower Room

Window to side, Shower cubicle, wash hand basin, WC, fully tiled, extractor fan, under floor heating.

Bedroom Five

11' 4" x 7' 3" Max (3.45m x 2.21m Max)

Window to rear, radiator.

Second Landing

Doors leading to

Bedroom One

14' 3" Max x 10' 2" + Wardrobes (4.34m Max x 3.10m + Wardrobes)

Juliet balcony to rear, fitted wardrobes with mirror sliding doors, radiator, restricted head height.

Shower Room

Window to rear, shower cubicle, wash hand basin in vanity unit, WC, extractor fan, radiator.

Bedroom Two

14' 6" Max x 9' 3" (4.42m Max x 2.82m)

Juliet balcony to rear, radiator.

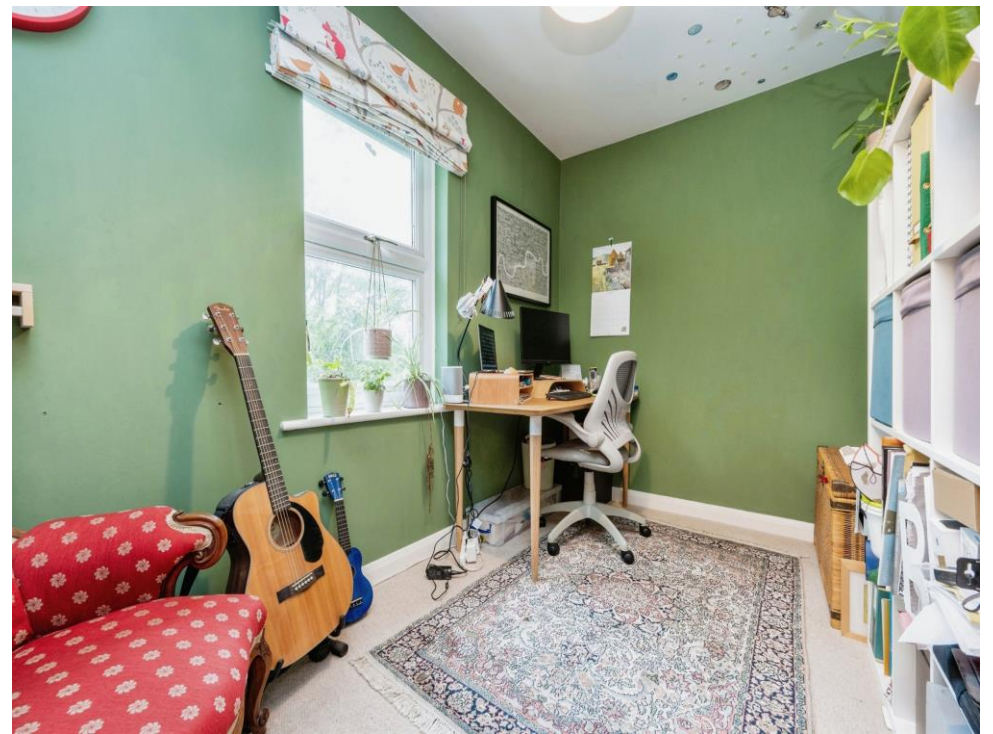
Rear Garden

Fence enclosed , patio area, laid to lawn, planted borders and mature trees, outside tap.

Garage And Parking

Single garage with up and over door, driveway parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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