



**Viking Way, Thurlby Bourne PE10 0HX**



**welcome to**

**Viking Way, Thurlby Bourne**

**\*ESSENTIAL VIEW\*** DETACHED FOUR BEDROOM FAMILY HOME NESTLED WITHIN THE IDYLIC, SOUGHT AFTER VILLAGE OF THURLBY, BOURNE.



### **Entrance Hall**

Double glazed entrance door to the front aspect.

Laminate flooring, radiator

### **Cloakroom**

Radiator, wash hand basin and WC.

Double glazed window to the side aspect.

### **Study**

8' 8" x 17' 3" ( 2.64m x 5.26m )

Wooden flooring, electric heater, ample power points

### **Lounge**

13' x 10' 1" ( 3.96m x 3.07m )

Wooden flooring, radiator and TV point.

Double glazed window to the front aspect.

### **Kitchen / Diner**

17' 11" x 10' 9" ( 5.46m x 3.28m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, integral oven with gas hob and extractor fan over, integral microwave, space for dishwasher, breakfast bar and spotlights.

Double glazed window to the rear aspect.

Opening into: Conservatory.

### **Utility Room**

Door to the side aspect.

### **Conservatory**

11' 9" x 9' 3" ( 3.58m x 2.82m )

Power points, electric heater, wall lights, door to the side aspect.

### **Landing**

Window to the side aspect.

### **Bedroom One**

11' 1" x 11' 5" ( 3.38m x 3.48m )

Wooden flooring, radiator

Double glazed window to the front aspect.

### **En-Suite**

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, extractor fan.

Double glazed window to the rear aspect.

### **Bedroom Two**

9' 5" x 9' 5" ( 2.87m x 2.87m )

Laminate flooring, radiator

Double glazed window to the rear aspect.

### **Dressing Room**

Ample space for wardrobes/storage

### **Bathroom**

Recently fitted bathroom comprising of a bath with shower over, wash hand basin and WC. Partly tiled, heated towel rail.

### **Bedroom Three**

8' x 8' ( 2.44m x 2.44m )

Laminate flooring, radiator

Double glazed window to the rear aspect

### **Bedroom Four**

8' 1" x 9' 8" ( 2.46m x 2.95m )

Laminate flooring, radiator

Double glazed window to the rear aspect.

### **Exterior**

Laid to lawn front garden and block paved driveway

Rear Garden:

Enclosed laid to lawn garden comprising of a gravel seating area and outside tap



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## Viking Way, Thurlby Bourne

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL-PRESENTED, SPACIOUS INTERIOR
- TWO RECEPTION ROOMS AND SEPARATE STUDY
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY AND SINGLE GARAGE

Tenure: Freehold EPC Rating: C

**£380,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111561 - 0006

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