









## welcome to

# **Viking Way, Thurlby Bourne**

\*ESSENTIAL VIEW\* DETACHED FOUR BEDROOM FAMILY HOME NESTLED WITHIN THE IDYLLIC, 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/drainer, 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

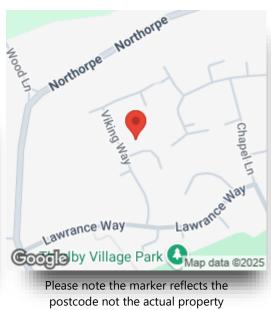
Tenure: Freehold EPC Rating: C

£380,000









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