



Newbury Crescent, Bourne



4



3



3

£400,000



Key Features

- SPACIOUS DETACHED FAMILY HOME
- FOUR/FIVE DOUBLE BEDROOMS
- Two/Three Reception Spaces
- Newly Fitted Kitchen
- En-Suite
- Bathroom & Downstairs WC
- EPC rating C





This extensive, modern, detached home offers flexible accommodation to include FOUR/FIVE DOUBLE BEDROOMS with the potential of a downstairs bedroom, two/three reception spaces, alongside a stunning kitchen diner and WEST-FACING GARDEN to the rear.

Upon entering the home, the centralised entrance hall provides access to the lounge, one of three reception spaces. The conservatory can be accessed from the lounge or the kitchen diner, with the newly fitted kitchen boasting integrated appliances to include a double oven, fridge freezer and dishwasher, as well as an array of work surface and cupboard storage. A utility room can be accessed from the kitchen, with a cloakroom WC adjacent to the utility room, accessed from the entrance hall. The dining room completes the downstairs accommodation, being a flexible room that could also be utilised as a fifth double bedroom. Upstairs the first-floor landing separates four further double bedrooms, with bedrooms one, two and four boasting built-in wardrobes/storage. An en-suite shower room hosts bedroom one, whilst a four-piece family bathroom services the remainder of the bedrooms.

Outside the garden to the rear is fully enclosed and west-facing, benefitting from patio

seating area, lawn and shed storage, as well as gated access onto the driveway. The driveway provides off-road parking for three vehicles, leading to the single garage.

Entrance Hallway
4.3m x 1.2m (14ft x 4ft)

Living Room
4.3m x 4.3m (14ft x 14ft)

Dining Room/Bedroom Five
3.4m x 3m (11ft x 10ft)

WC
1.5m x 0.6m (5ft x 2ft)

Kitchen/Dining Room
6.7m x 3.4m (22ft x 11ft)

Utility Room
2.1m x 1.5m (7ft x 5ft)

Conservatory
4.9m x 3m (16ft x 10ft)

First Floor Landing



0.9m x 2.1m (3ft x 7ft)

Bedroom One

5.8m x 3.4m (19ft x 11ft)

En-Suite Shower Room

2.1m x 1.5m (7ft x 5ft)

Bedroom Two

4.6m x 3.7m (15ft x 12ft)

Bedroom Three

3.4m x 3m (11ft x 10ft)

Bedroom Four

3.4m x 2.4m (11ft x 8ft)

Family Bathroom

2.1m x 1.8m (7ft x 6ft)

Garage

EPC Rating - C

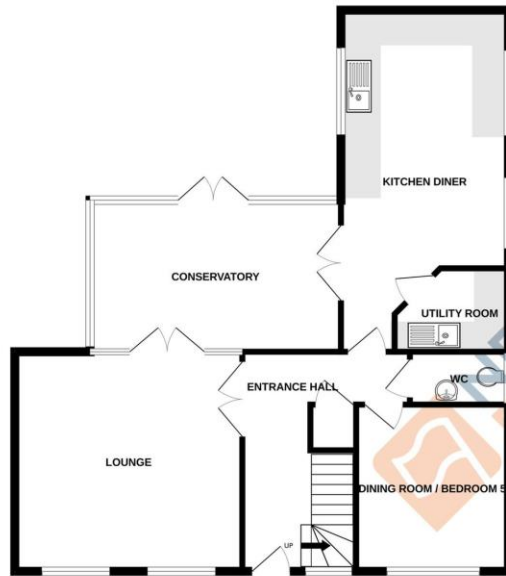
Council Tax Band - E



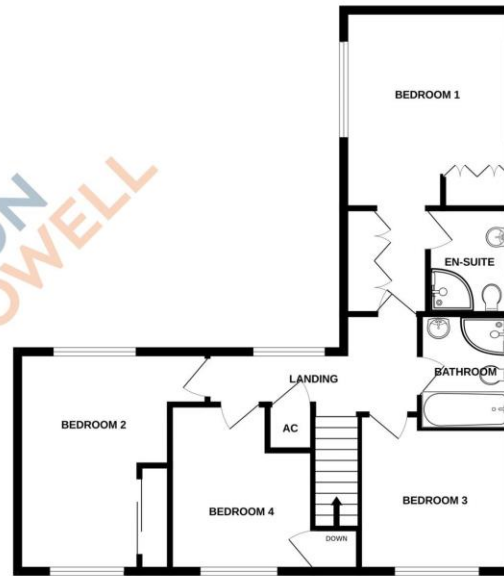


Floorplan

GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.

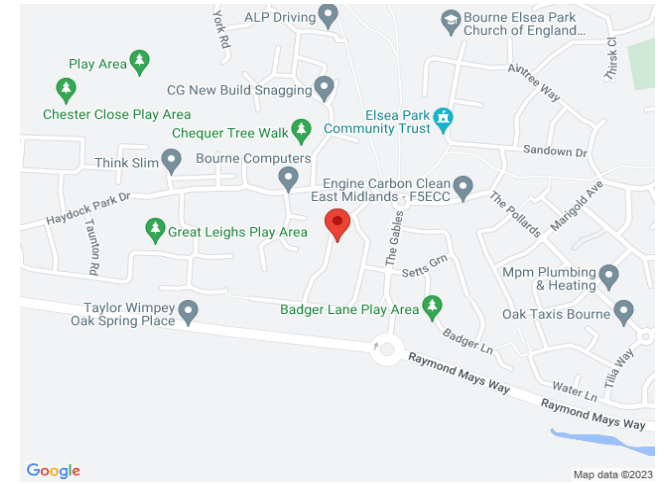


1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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.
Made with Metropix ©2023



Newton Fallowell Bourne

01778 422567

bourne@newtonfallowell.co.uk