



23 Notley Way, Bourne
£400,000

 **NEWTON FALLOWELL**

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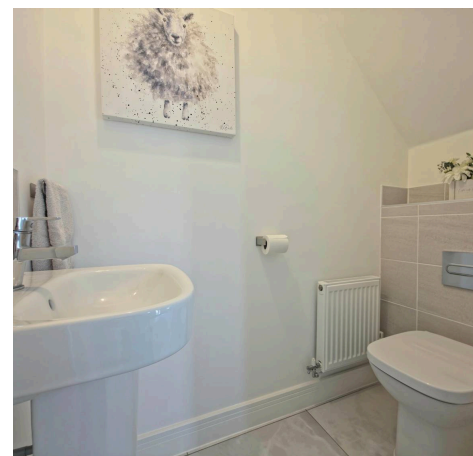
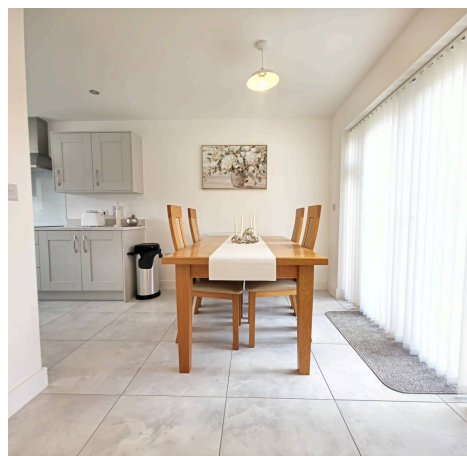
Bourne

This exceptional four-bedroom detached executive home offers an outstanding standard of living, combining contemporary design with high specification finishes throughout.

Upon entering, you are greeted by a welcoming hallway that leads to the spacious main reception rooms, each thoughtfully designed to provide both comfort and style. The heart of the home is the impressive kitchen, featuring built-in appliances, a double oven and sleek cabinetry making it ideal for both every-day family life and entertaining guests. Adjoining the kitchen is a generous family room, perfect for relaxing or informal gatherings, and a well-proportioned dining area that creates a seamless flow for modern living. The property also benefits from a convenient downstairs WC, adding to the practical layout of the ground floor.

Upstairs, the principal bedroom boasts a luxurious en-suite shower room while three further bedrooms offer ample space for family, guests, or home office use. The family bathroom is finished to a high standard, featuring contemporary fixtures and fittings. The entire home is exceptionally presented, with attention to detail evident in every room, from the quality flooring to the elegant lighting and tasteful décor.

Additional features include a large driveway that provides generous parking, as well as garage for further storage or secure vehicle housing. This property exemplifies modern executive living, offering a versatile and stylish environment for families or professionals seeking a substantial and beautifully maintained home. With its impressive specification, well-planned layout and immaculate presentation, this four-bedroom detached house stands out





Living Room

22' 10" x 10' 3" (6.97m x 3.13m)

Patio

Entrance Hall

10' 1" x 7' 7" (3.08m x 2.31m)

.83 between front door and end of storage wall

Wc

6' 2" x 2' 9" (1.87m x 0.84m)

Kitchen/Diner

19' 11" x 8' 9" (6.08m x 2.67m)

Double oven (microwave) Induction hob Patio doors out
Washer/dryer Fridge/freezer Dishwasher

Family room

19' 5" x 9' 5" (5.93m x 2.86m)

2.35 width by kitchen space near sofa

Bedroom 3

10' 0" x 9' 6" (3.05m x 2.89m)

In built wardrobes

Bedroom 4

8' 5" x 9' 7" (2.56m x 2.93m)

Rear view

Bathroom

7' 4" x 5' 7" (2.23m x 1.69m)

Bedroom 2

10' 9" x 8' 4" (3.27m x 2.54m)

Rear view

Bedroom 1

12' 1" x 10' 4" (3.69m x 3.14m)

Built in wardrobes

Es

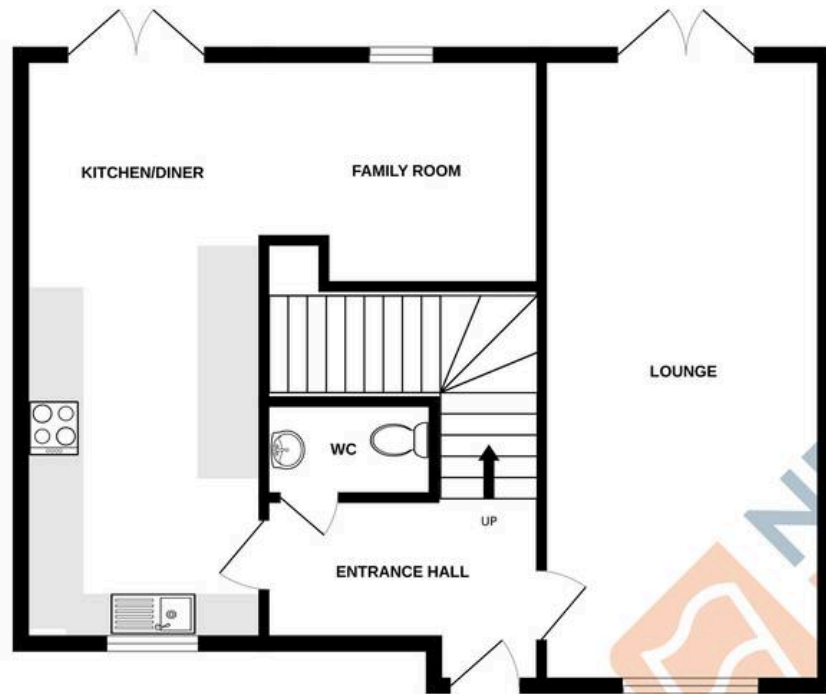
7' 9" x 4' 6" (2.37m x 1.38m)

Airing

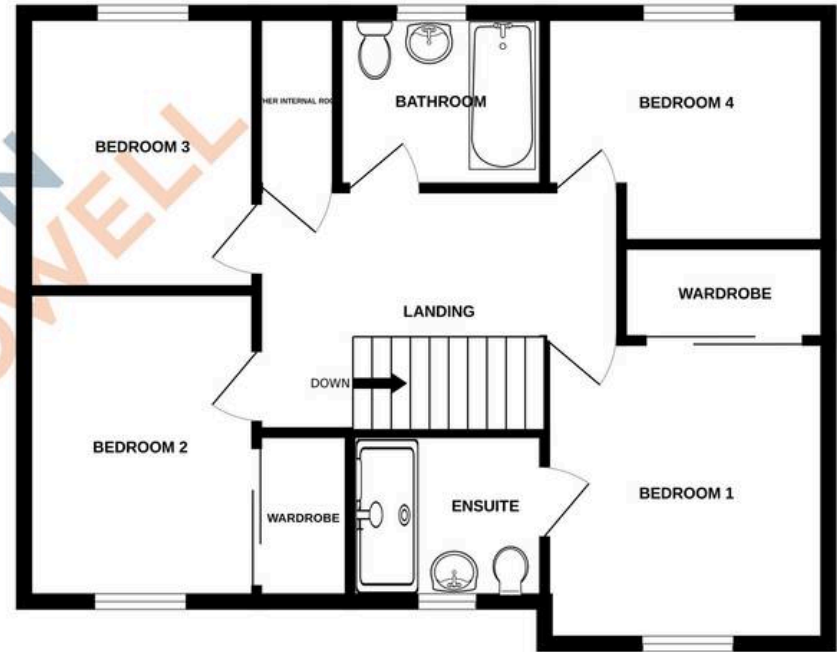
6' 4" x 2' 9" (1.94m x 0.84m)



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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Newton Fallowell - Bourne

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