



## Tarragon Way

Bourne, PE10 9NA

This generously sized 4 Bedroom Detached Family Home is well presented throughout and is located in a quiet residential area, whilst being conveniently placed for Bourne's Town Centre and all the local amenities the town has to offer, including excellent primary and senior schools.

Viewing is highly recommended at the earliest opportunity to appreciate this fantastic family home.

**Offers In Excess Of £425,000**

# Tarragon Way

Bourne, PE10 9NA



- Generously Sized Detached Family Home
- Close to Town Centre and Amenities
- En Suite & Dressing Room to Bedroom 1
- 4 Double Bedrooms
- 2 Reception Rooms
- Double Garage & Driveway Parking for 4/5 Vehicles
- Quiet Residential Location
- Good Sized Kitchen Breakfast Room
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hall

16'6" x 8'8" (5.03m x 2.64m)

## Cloakroom

3'1" x 5'7" (0.94m x 1.70m)

## Lounge

18'3" x 12'1" (5.56m x 3.68m)

## Dining Room/Study

10'3" x 12'1" (3.12m x 3.68m)

## Kitchen

11'2" x 12'2" (3.40m x 3.71m)

## Breakfast Room

14'1" x 9'9" (4.29m x 2.97m)

## Utility Room

5'9" x 9'4" (1.75m x 2.84m)

## Landing

11'6" x 11'6" (3.51m x 3.51m)

## Bedroom 1

17'4" x 15'2" (5.28m x 4.62m)

## Dressing Room

5'5" x 5'7" (1.65m x 1.70m)

## En Suite Shower Room

6'5" x 8'2" (1.96m x 2.49m)

## Bedroom 2

12'8" x 12'1" (3.86m x 3.68m)

## Bedroom 3

11'11" x 12'1" (3.63m x 3.68m)

## Bedroom 4

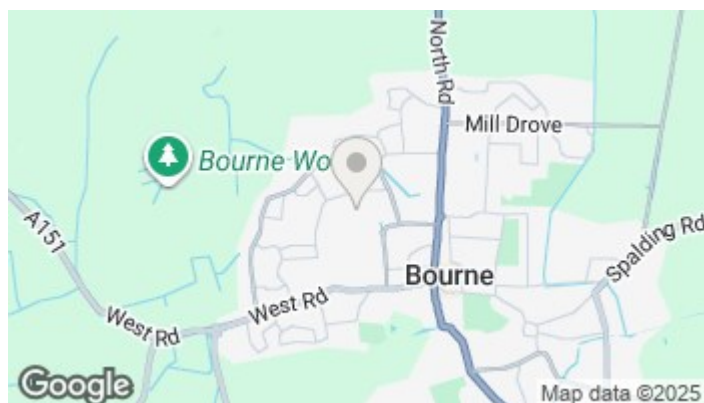
14'6" x 9'4" (4.42m x 2.84m)

## Family Bathroom

6'1" x 9'8" (1.85m x 2.95m)

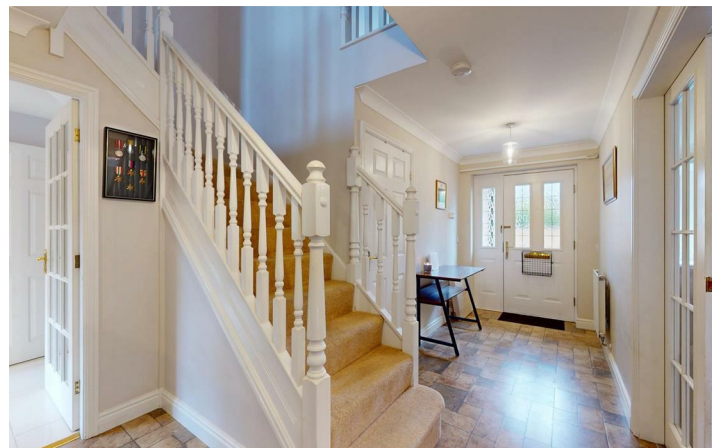
## Double Garage

17'8" x 15'2" (5.38m x 4.62m)

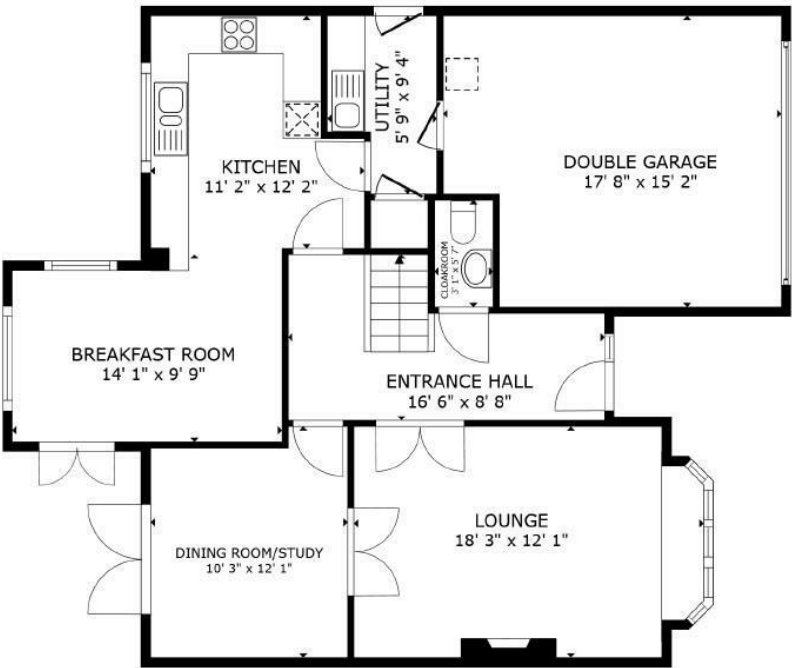


## Directions

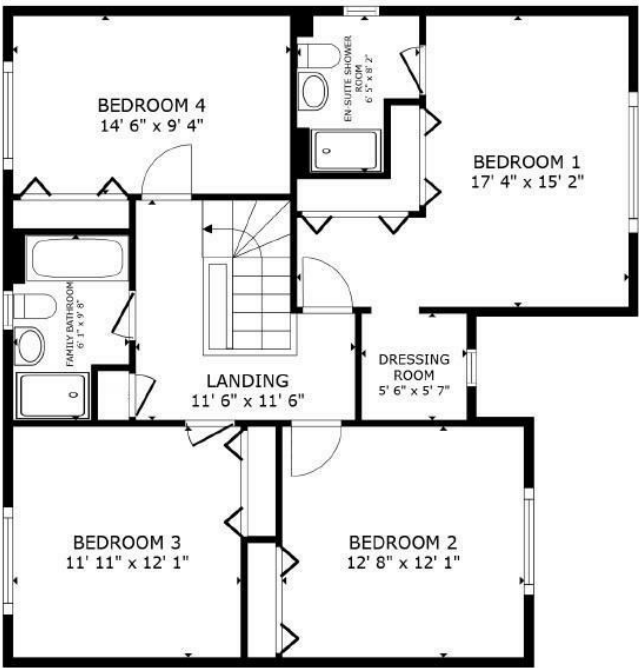
Please use the following postcode for Sat Nav guidance - PE10 9NA



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 802 sq.ft. FLOOR 2 960 sq.ft.  
EXCLUDED AREAS : DOUBLE GARAGE 251 sq.ft.  
TOTAL : 1,761 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|                                             | 74      | 83        |