



19 Newbury Crescent, Bourne

Offers Over £285,000

 **NEWTON FALLOWELL**

19 Newbury Crescent

Bourne

Located in the highly sought-after Elsea Park development, this spacious four-bedroom detached townhouse offers modern, flexible living arranged over three well-designed floors. The home boasts an open-plan kitchen/dining area, lounge, second reception room, two en suites, two further bedrooms, a utility room, downstairs W.C., and a driveway providing off-road parking that leads to an integral garage.

Upon entering the property, you are welcomed by the entrance hall with laminate flooring and stairs rising to the first floor. The entire ground floor benefits from laminate flooring throughout. From the hallway, you'll find access to the downstairs W.C. and, to the right, the open-plan kitchen/dining area. The kitchen is fitted with a range of wall and base units, worktop space, a porcelain sink with mixer tap, a gas hob, built-in oven, fridge/freezer, and integrated dishwasher. Off the kitchen is a separate utility area with space for freestanding appliances. French doors from the dining area open directly into the private rear garden. Off the dining area is a second reception room, currently used as a snug.

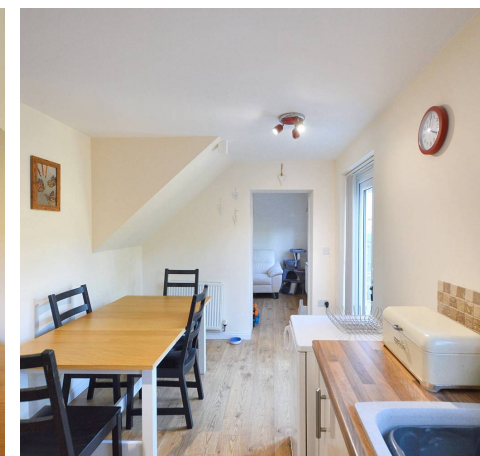
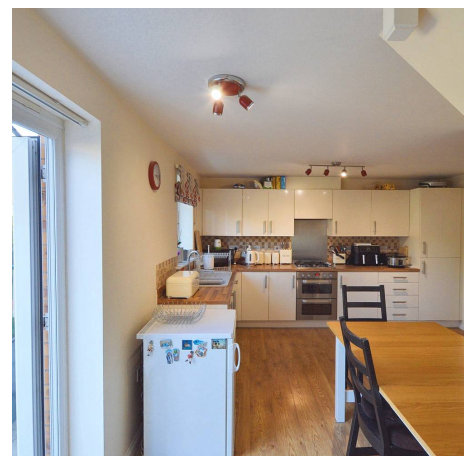
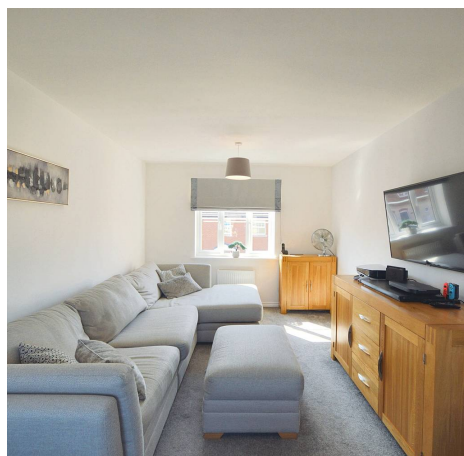
To the first floor, the landing leads to a spacious lounge, an additional W.C., and bedroom two, which benefits from its own en suite shower room.

Stairs lead to the second floor, where the landing provides access to the principal bedroom with a modern en suite shower room, along with two further bedrooms (bedrooms three and four) and the contemporary family bathroom. The bathroom is fitted with a three-piece suite comprising a panelled bath, wash basin, and W.C.

Externally, the property offers multiple off-road parking spaces to the front, leading to the integral garage. The rear garden is private and well maintained, designed with low-maintenance in mind, featuring a mix of lawn, gravel, and patio areas, all fully enclosed for privacy.



NEWTON FALLOW





Entrance Hall

Ground Floor WC

Study / Snug

9' 4" x 9' 5" (2.85m x 2.86m)

Kitchen / Diner

16' 4" x 12' 10" (4.98m x 3.90m)

Utility Room

First Floor Landing

Lounge

9' 11" x 18' 3" (3.01m x 5.55m)

Bedroom 2

9' 1" x 14' 1" (2.76m x 4.29m)

En-Suite

9' 2" x 3' 7" (2.79m x 1.10m)

Separate WC

6' 4" x 3' 3" (1.92m x 1.00m)

Second Floor Landing

Bedroom 1

10' 2" x 13' 11" (3.10m x 4.24m)

En-Suite

9' 2" x 3' 9" (2.79m x 1.14m)

Bedroom 3

9' 7" x 9' 11" (2.93m x 3.02m)

Bedroom 4

9' 1" x 7' 10" (2.78m x 2.40m)

Bathroom

6' 9" x 6' 1" (2.06m x 1.86m)



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GARDEN

DRIVEWAY

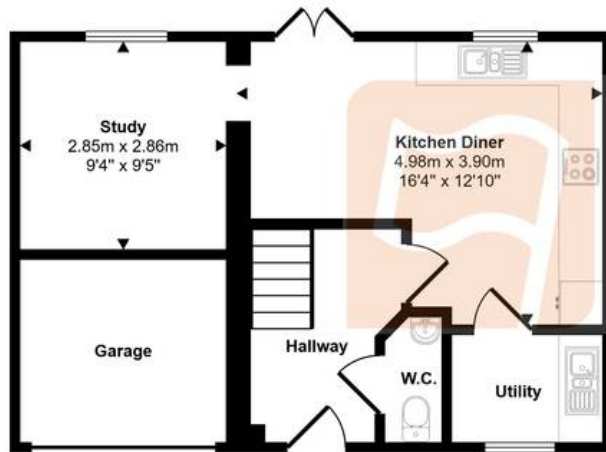
2 Parking Spaces

GARAGE

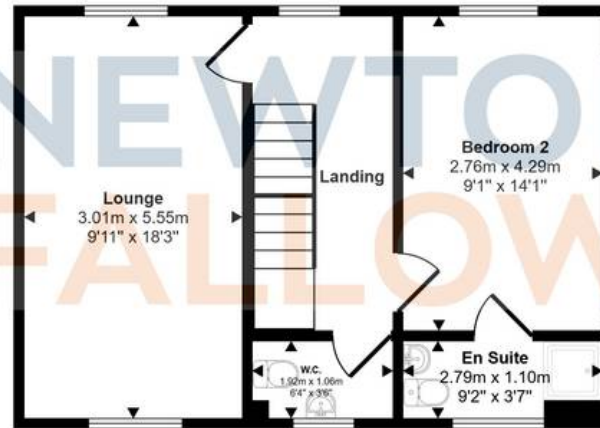
Single Garage



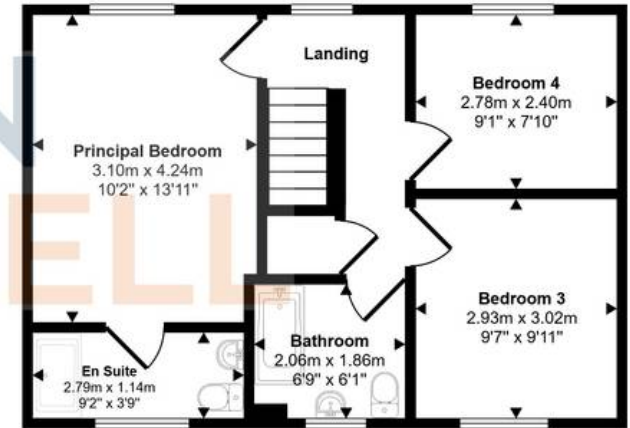
Approx Gross Internal Area
134 sq m / 1441 sq ft



Ground Floor
Approx 45 sq m / 479 sq ft



First Floor
Approx 44 sq m / 479 sq ft



Second Floor
Approx 45 sq m / 483 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Bourne

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