



35 Arnhem Way, Bourne
£375,000

 **NEWTON FALLOWELL**

35 Arnhem Way

Bourne, Bourne

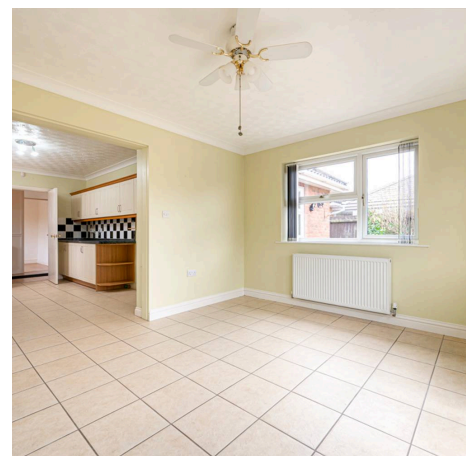
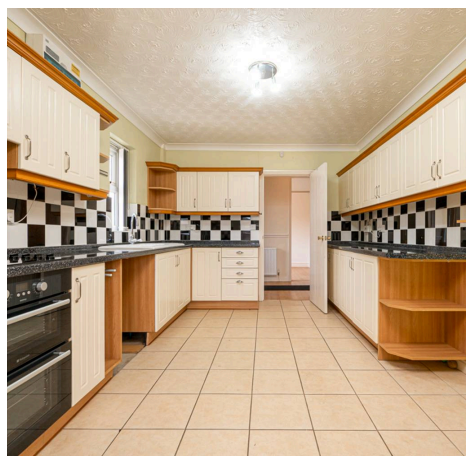
Located on the sought-after Arnhem Way stands this spacious THREE DOUBLE BEDROOM detached bungalow. Offering an en-suite to the main bedroom, a light and airy sunroom with double doors to the easy to maintain rear garden, and a useful DOUBLE GARAGE this bungalow makes a stunning home. Being sold with No Onward Chain.

Entering via the porch leads through to the light and airy entrance hall that features doors granting access to the kitchen, bedrooms one, two & three, the living room, and the family bathroom. The living room is positioned to the front of the property and boasts a field view to the front aspect. Located to the rear of the property is the spacious kitchen offering a fully fitted inset electric hob, integrated oven, inset ceramic sink and drainer with a mixer tap, space and plumbing for a dishwasher, black & white checkered tiled splash backs, window to the side aspect and a tiled floor. Flowing through from the kitchen is the sunroom that features windows to side and rear aspects, double French doors to the rear garden. Bedrooms two & three are both positioned to the front of the property and offer a view to the front aspect. The main bedroom is located to the rear of the property and boasts a window overlooking to the rear aspect and an en-suite shower room that features a three-piece suite. Completing the internal accommodation is the family bathroom that features a panel bath with shower & screen, close coupled W.C. and pedestal wash hand basin.

Externally the property sits on a good plot and features a low maintenance frontage that features a double width block paved driveway that leads to the double garage that offers a utility space and plumbing for a washing machine. The rear garden is fully enclosed and laid to a patio with borders of plants and shrubs and a raised wooden planter. There is a wooden summer house and a separate shed that are being included in the sale.

Council Tax band: D

Tenure: Freehold





Entrance Porch

6' 4" x 3' 4" (1.93m x 1.02m)

Hallway

15' 0" x 11' 5" (4.58m x 3.49m)

Kitchen

9' 10" x 12' 11" (2.99m x 3.94m)

Dining Room

12' 10" x 10' 5" (3.92m x 3.18m)

Lounge

12' 10" x 17' 2" (3.90m x 5.24m)

Bedroom 1

13' 3" x 12' 11" (4.04m x 3.93m)

En-Suite

7' 8" x 5' 8" (2.34m x 1.72m)

Bedroom 2

9' 11" x 12' 6" (3.03m x 3.81m)

Bedroom 3

9' 10" x 8' 10" (3.00m x 2.68m)

Bathroom

9' 4" x 8' 0" (2.84m x 2.43m)

Garden Store

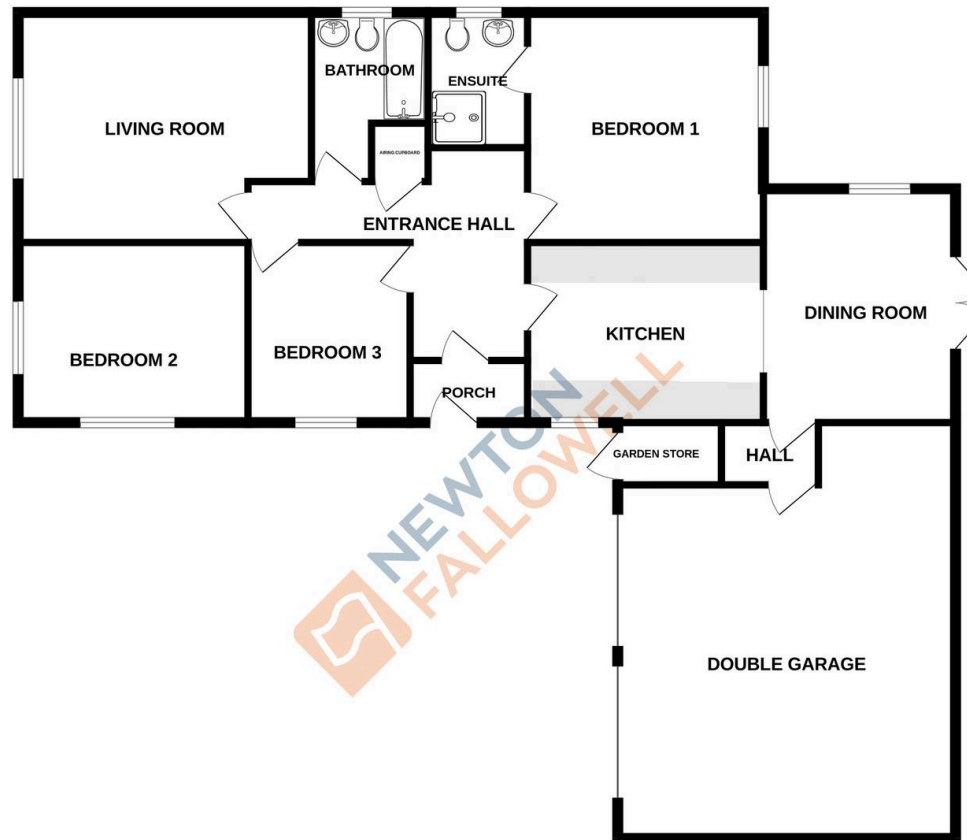
3' 4" x 5' 7" (1.02m x 1.70m)

Double Garage

18' 6" x 17' 7" (5.64m x 5.36m)



GROUND FLOOR
1420 sq.ft. (131.9 sq.m.) approx.



ARNHEM WAY, BOURNE PE109UD

TOTAL FLOOR AREA: 1420 sq.ft. (131.9 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 ©2025

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

01778 422567 · bourne@newtonfallowell.co.uk · newtonfallowell.co.uk/bourne