



8 Broadway Close, Bourne
£260,000

 **NEWTON FALLOWELL**

8 Broadway Close

Bourne, Bourne

No Onward Chain Newton Fallowell is pleased to present this stunning three-bedroom detached home, situated in a sought-after cul-de-sac, within walking distance of local schools and amenities. The property offers spacious living accommodation, three generous double bedrooms, and a substantial south-facing rear garden.

Upon entering, the porch leads into a welcoming entrance hall that provides seamless access to the ground floor reception rooms and the first floor. To the right, the cosy living room is filled with natural light and features a gas fireplace. Towards the rear, a separate dining room boasts patio doors opening onto the garden. Completing the downstairs area is a modern kitchen with integrated appliances.

Upstairs, the property comprises three large double bedrooms. The principal bedroom benefits from a large double-glazed window overlooking the front and substantial fitted wardrobes. The first floor also features a contemporary family bathroom with a stunning walk-in shower.

Externally, the property offers ample off-road parking, a single garage with power, and side access to the rear garden. The south-facing garden is primarily laid to lawn and includes a separate patio area and a large garden shed.





Porch

6' 8" x 3' 2" (2.03m x 0.97m)

Entrance Hall

Living Room

11' 9" x 13' 4" (3.59m x 4.07m)

Dining Room

8' 11" x 8' 7" (2.72m x 2.62m)

Kitchen

10' 7" x 10' 2" (3.22m x 3.10m)

Bedroom One

11' 8" x 10' 10" (3.55m x 3.31m)

Bedroom Two

11' 8" x 8' 9" (3.55m x 2.66m)

Bedroom Three

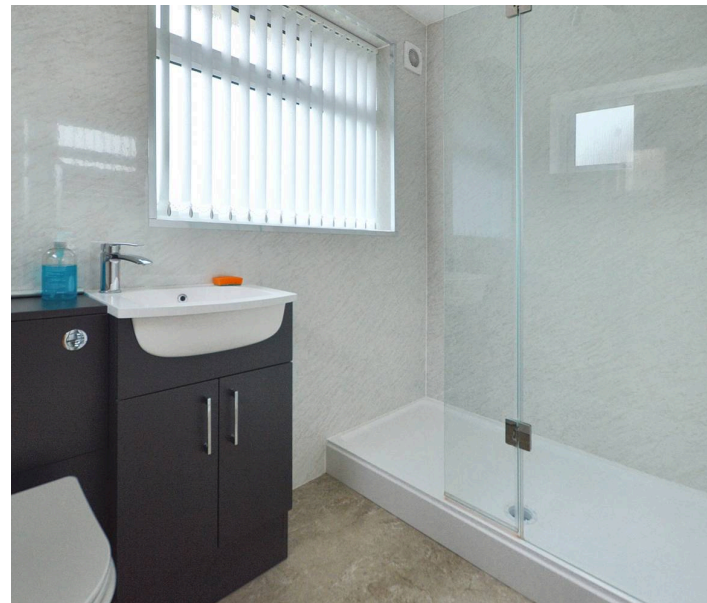
9' 7" x 8' 8" (2.91m x 2.63m)

Bathroom

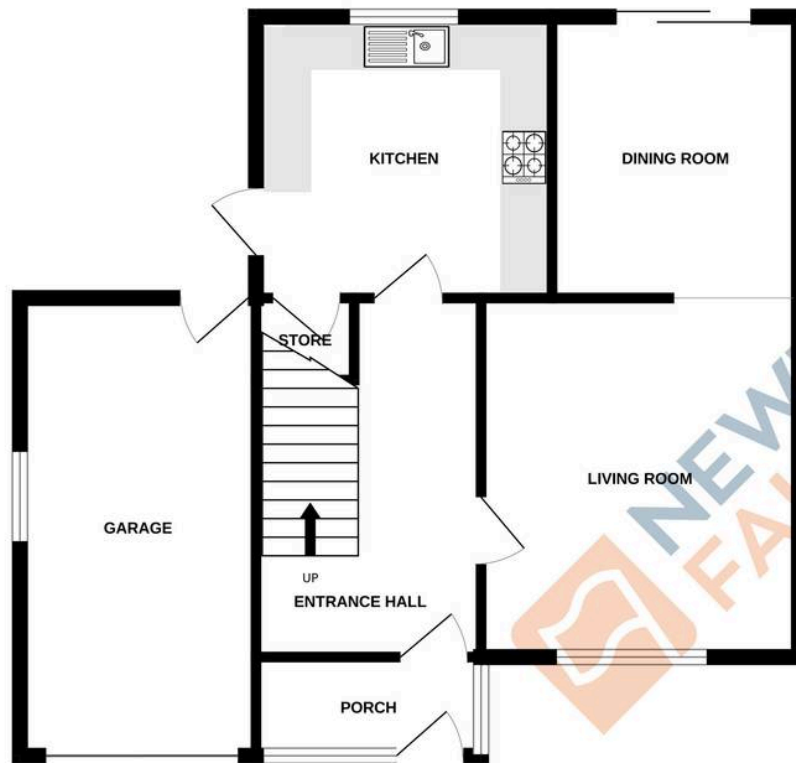
5' 6" x 7' 11" (1.68m x 2.42m)

Single Garage

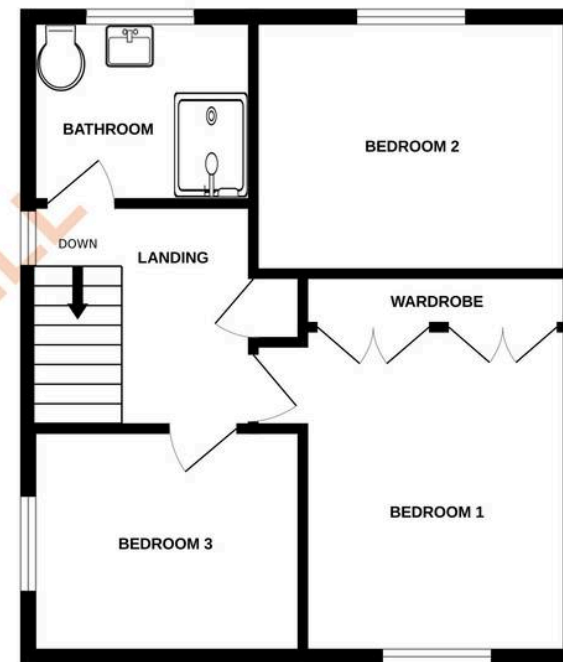
17' 2" x 8' 8" (5.22m x 2.64m)



GROUND FLOOR
647 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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 ©2024

Newton Fallowell - Bourne

Newton Fallowell, 2 North Street - PE10 9EA

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