



32 Poplar Crescent, Bourne

In Excess of £435,000

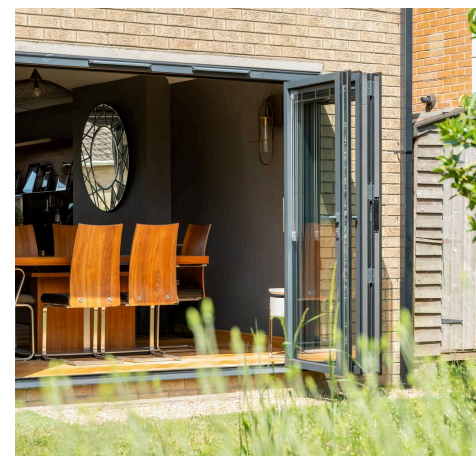
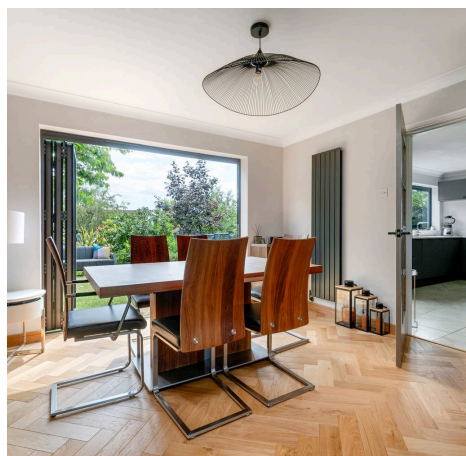
 **NEWTON FALLOWELL**

## 32 Poplar Crescent

### Bourne

This impressive four bedroom detached home offers a superb blend of modern design and practical family living, situated in a sought-after residential area. Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge and dining area, featuring elegant oak herringbone flooring and flooded with natural light thanks to aluminium bi-fold doors with built-in blinds (perfect for privacy and easy maintenance).

The heart of the home is the bespoke kitchen, crafted by 'Perfect For The Home Kitchens', which boasts contemporary cabinetry, high-quality quartz worktops, and integrated appliances, providing an ideal space for both every-day cooking and entertaining guests. Upstairs, you will find four generously proportioned double bedrooms, all finished to a high standard, along with a luxurious four piece family bathroom that includes underfloor heating for added comfort. Additional features include a convenient electric garage door, ample storage throughout, and a highly efficient solar panel system with battery storage, ensuring both sustainability and reduced energy costs.





Outside, the property benefits from a beautifully landscaped garden, providing an inviting space for relaxation and alfresco dining. The rear garden is fully enclosed, offering a safe and private environment for children to play or for hosting summer gatherings. A well-maintained rear garden area is accessed through the bi-fold doors, seamlessly connecting the indoor and outdoor living spaces, while established planting and lawned areas create a tranquil and attractive setting. To the front, there is a block-paved driveway with parking for multiple vehicles, leading to the integral garage (which features the electric door for ease of access).

The property also enjoys side access and secure storage for bikes or garden equipment. With its generous plot, excellent kerb appeal and practical outdoor features, this home is perfectly suited for modern family life.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



**Entrance Hall**

**Lounge/Diner**

24' 5" x 11' 4" (7.45m x 3.46m)

**Kitchen**

15' 5" x 11' 4" (4.70m x 3.45m)

**Utility/W.C**

6' 9" x 8' 6" (2.06m x 2.60m)

**Garage**

8' 7" x 8' 4" (2.61m x 2.54m)

**Landing**

**Bedroom One**

12' 1" x 12' 2" (3.68m x 3.70m)

**Bedroom Two**

13' 5" x 11' 7" (4.09m x 3.53m)

**Bedroom Three**

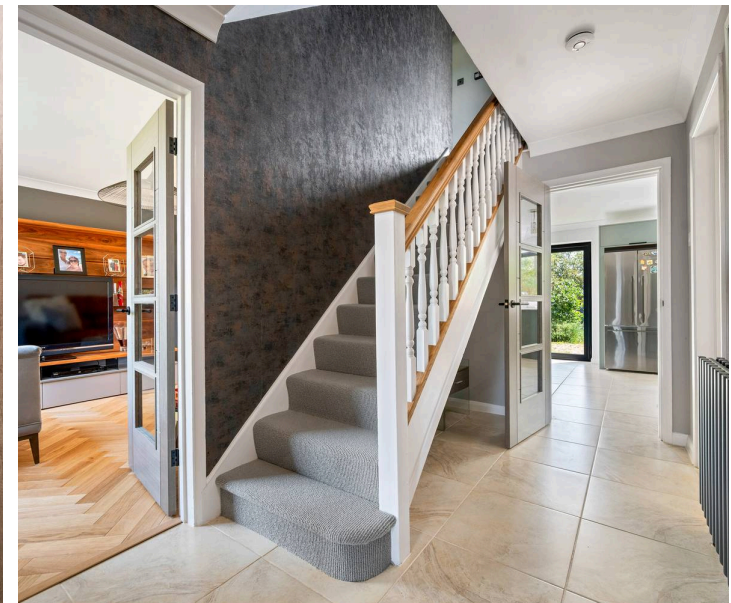
11' 7" x 8' 10" (3.54m x 2.68m)

**Bedroom Four**

10' 2" x 7' 11" (3.09m x 2.42m)

**Bathroom**

6' 9" x 9' 9" (2.07m x 2.96m)





Private Rear Garden

Front Garden

'Parker' Built Family Home

Driveway with 2 Parking Spaces

Garage space with Electric Garage Door

Solar Panels with Battery Storage

Extended Family Bathroom with Underfloor Heating

Four Double Bedrooms

Prime Location Within Bourne

Bespoke Quality Kitchen with Integrated Appliances

Downstairs Shower Room/Utility Room with High Finish

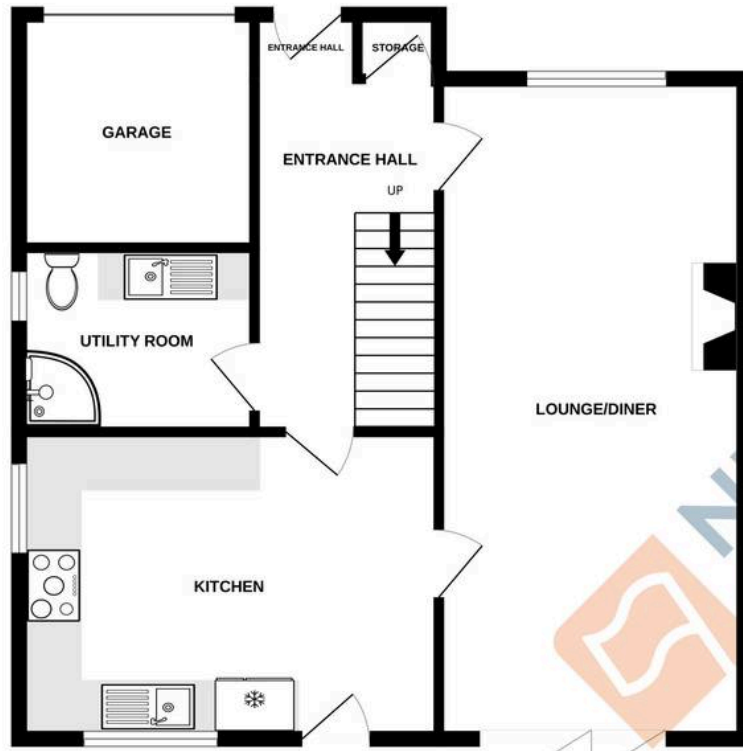
Oak Herringbone Flooring and Skirting

Aluminum Bi-Fold Doors to Rear with Built-in Blinds

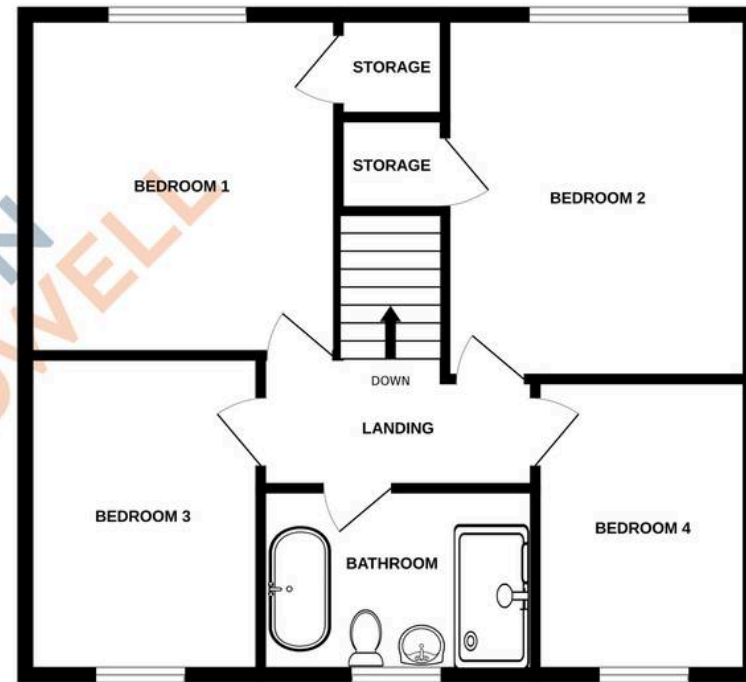
Spacious Entrance Hall



GROUND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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