



Warwick Close, Bourne
£256,000 **Freehold**

**QUENTIN
MARKS**



Key Features



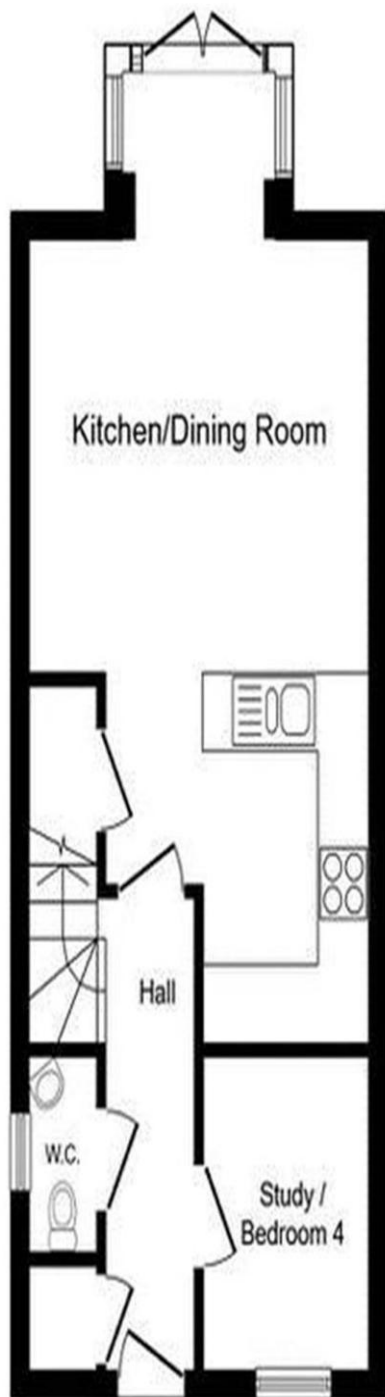
- Modern Town House
- 3 Double Bedrooms
- Ensuite To Master
- Large Lounge
- Study Open Plan Living / Kitchen / Diner

A well-presented 3 storey semi-detached family home situated on the edge of the popular Elsea Park development, constructed by Barratt Homes, offering spacious and versatile accommodation throughout.

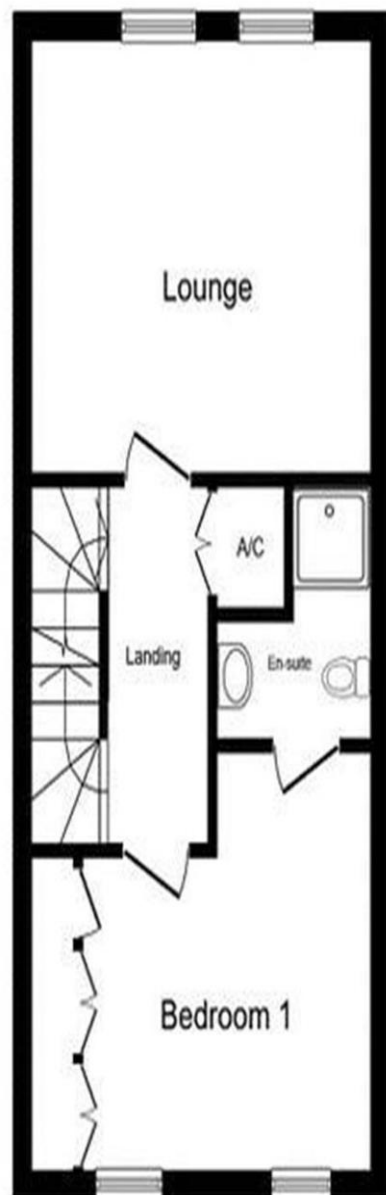
Upon entering the property, the ground floor provides a welcoming entrance hall with a useful utility cupboard housing the gas-fired central heating boiler and plumbing for a washing machine. Opposite, there is a well-proportioned study with a window to the front, ideal for home working.

To the rear of the property is an impressive open-plan kitchen/dining/living space, thoughtfully designed for modern living. The kitchen area is well-appointed with a range of fitted units and integrated appliances including a dishwasher and fridge freezer, complemented by a six-burner gas hob with double oven beneath and extractor hood above. There is also a useful under-stairs storage cupboard. The

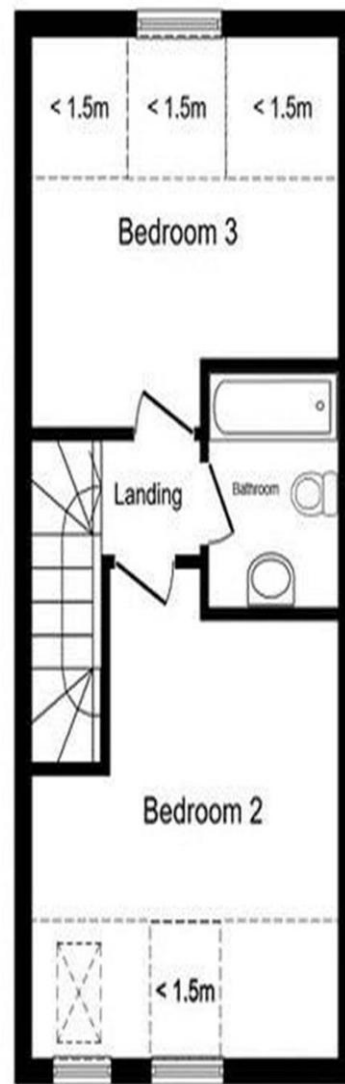




Ground Floor



First Floor



Second Floor

dining/living area enjoys excellent natural light, with a radiator and uPVC double-glazed French doors opening onto the rear garden.

The first floor comprises a generous principal bedroom positioned to the front, benefitting from an en-suite shower room. To the rear is a separate lounge, featuring two double-glazed windows, providing a bright and comfortable living space.

On the second floor, there are two further double bedrooms along with a family bathroom fitted with a three-piece suite and shower over the bath.

Externally, the property enjoys a small front garden and a driveway to the side providing off-road parking for two to three vehicles, leading to the garage. The rear garden is attractively arranged with a paved patio area, lawn beyond, raised borders, and a further seating area set beneath a pergola. The garden also benefits from backing onto a tree belt, offering a pleasant degree of privacy.

Accommodation (approximate measurements):

- Study - 2.39m x 1.96m
- Kitchen/Dining Room - 6.19m x 4.14m
- Bedroom 1 - 3.57m x 3.22m
- Lounge - 4.13m x 3.33m
- Bedroom 2 - 4.11m x 3.72m
- Bedroom 3 - 4.1m x 3.4m

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INFORMATION



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