

2 WAND AVENUE, BOURNE, PE10 2AW



£450,000

"Superb family home in show home condition"

- IMPRESSIVE DETACHED FAMILY HOME
- SHOW HOME CONDITION
- OVERLOOKING WILLOW POND ON ELSEA PARK
- SET ON A PEACEFUL CORNER PLOT
- BUILT BY BARRATT HOMES - THE ALNMOUTH
- LARGER THAN USUAL REAR GARDEN WITH GENEROUS PATIO AREA
- SEPARATE DINING ROOM AND HOME OFFICE
- FOUR DOUBLE BEDROOMS
- SINGLE GARAGE AND DRIVEWAY PARKING
- EPC ENERGY RATING B - COUNCIL TAX BAND E



PROPERTY HIGHLIGHTS

Rosedale Property Agents are delighted to present this superb detached house which offers a perfect blend of comfort and space, ideal for family living. The design of the home promotes a warm and welcoming atmosphere from the moment you enter the spacious hallway.

The layout includes a lounge, separate dining room, study, a stunning kitchen diner, utility room and cloakroom to the ground floor. With four generously sized bedrooms, the house provides ample room for relaxation and privacy and also boasts two well-appointed bathrooms.

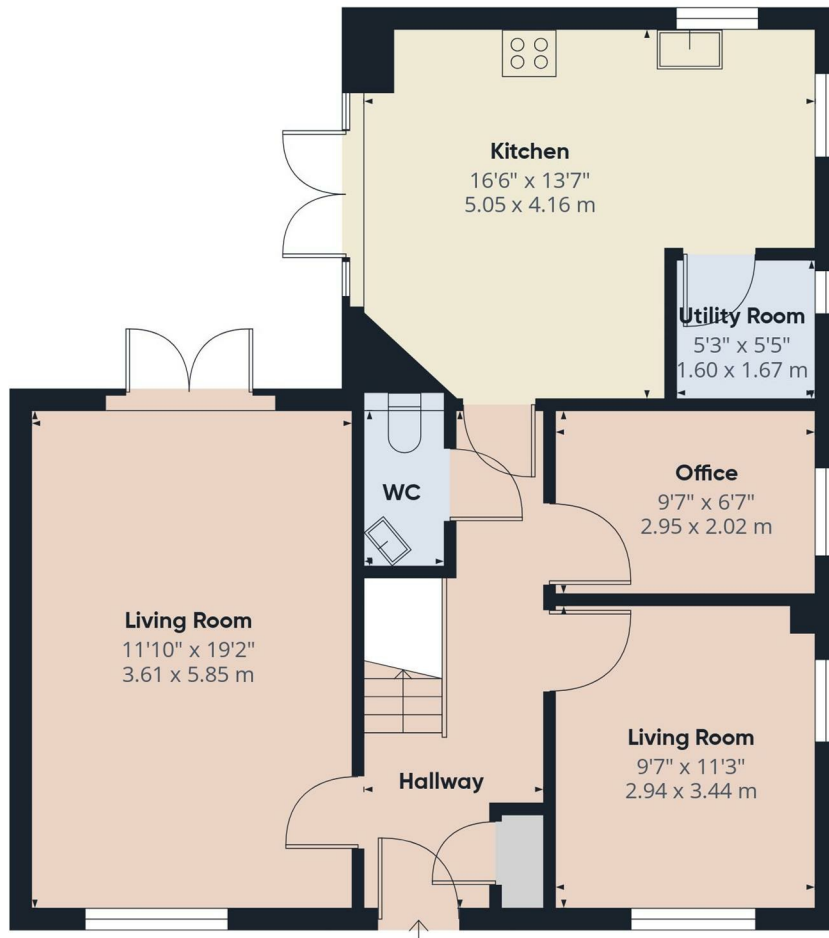
Set on a corner plot, one of the standout features of this property is the generous size rear garden which is a rare find on Elsea Park, along with lovely views over Willow Pond. There is also a garage and ample parking - a must for modern families.

Do not miss the chance to make this delightful, immaculately presented house, your new home!

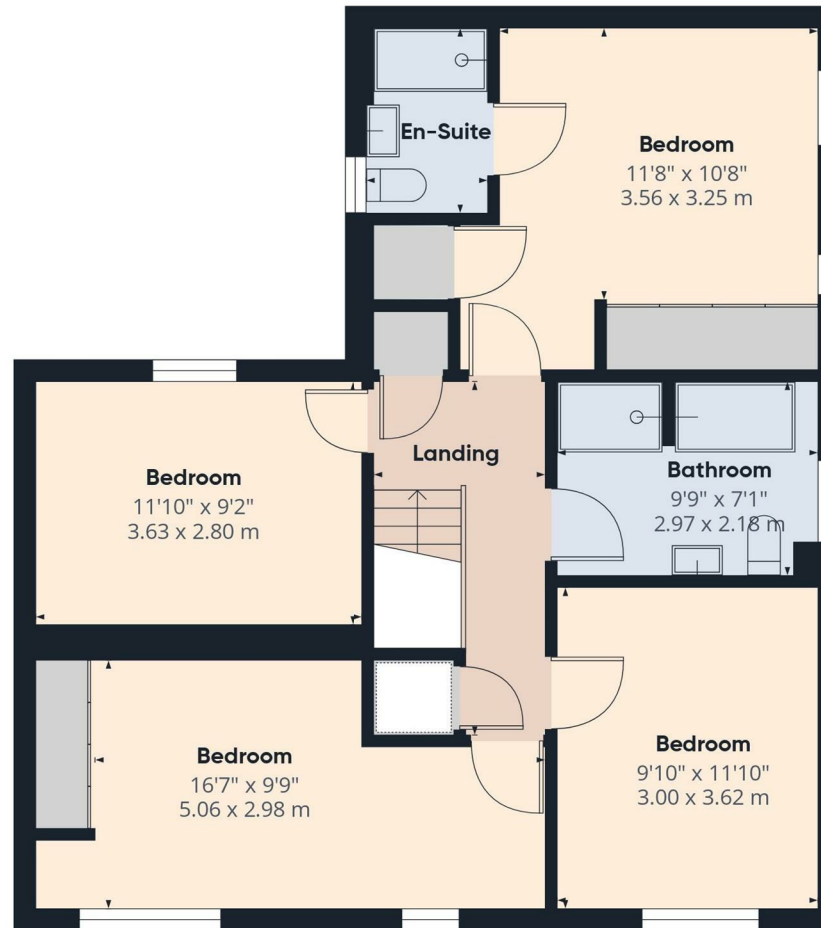
As is normal with many modern housing estates, there is an annual fee for the upkeep of the roads, lighting and communal green areas. For further information please call Rosedale Property Agents.

 4 Bedrooms  2 Bathroom  3 Reception

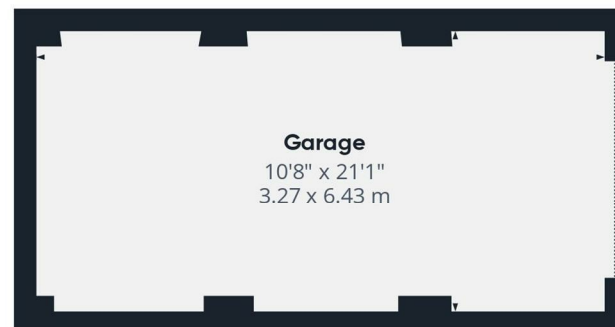




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

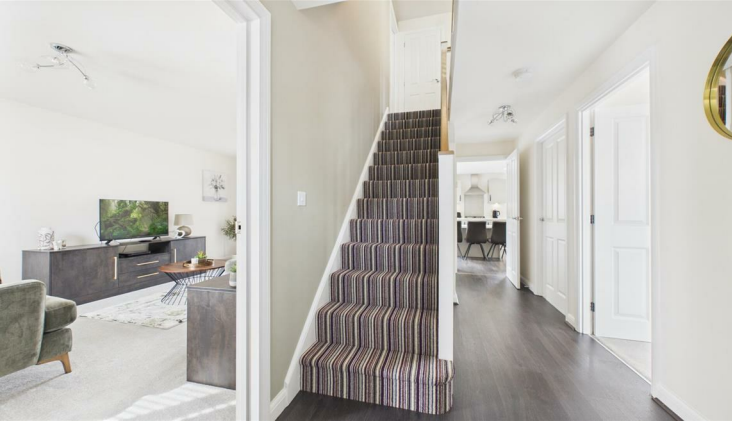
1687 ft²

156.6 m²

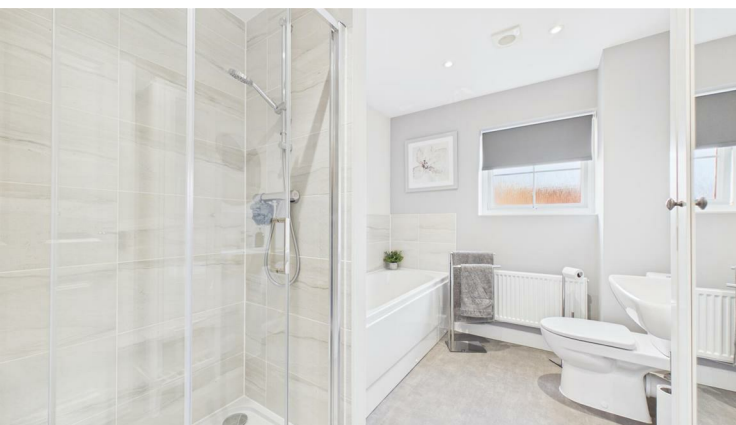
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





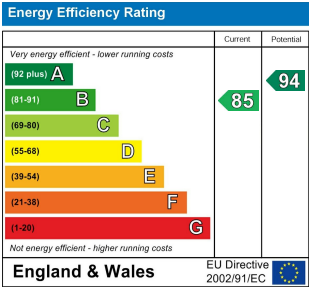


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: E

For the MATERIAL INFORMATION REPORT on this property select the link - 30873094

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

