

4 Quayside East,  
Bourne PE10 0QN

Guide Price £400,000-  
£415,000



*Pleasant Outlook Over Ponds*

*Fitted Kitchen*

*5 Bedrooms*

*Lounge*

*Utility Room*

*En-Suite to Master Bedroom*

*Separate Dining Room*

*Cloakroom*

*Family Bathroom*







**4 Quayside East  
Elsea Park  
Bourne  
PE10 0QN**

**GENERAL DESCRIPTION:** Beautifully positioned overlooking the habitat ponds and on the periphery of the development, this is a spacious 5 bedroomed detached family home which offers spacious accommodation.

The ground floor benefits from having a 23' lounge and a separate dining room, together with a conservatory, kitchen, WC & utility. Upstairs the main bedroom features an ensuite shower room, together with 2 further bedrooms and a bathroom, and on the 3rd floor serving the 2 bedrooms located there, is an additional shower room.

There is ample parking for a number of vehicles and a double garage.





**ENTRANCE HALL** With ceramic tiled floor, radiator, stairs to first floor, under stairs cupboard.

**CLOAKROOM** With low level WC, vanity wash hand basin with cupboard under, ceramic tiled floor, radiator

**LOUNGE** 23' 4" x 11' 6" (7.1m x 3.5m) Max With uPVC double glazed window to the front, with living flame effect gas fire set in feature fireplace, 2 radiators, TV point, uPVC double glazed French doors to the conservatory.

**DINING ROOM** 11' 10" x 10' 2" (3.6m x 3.1m) Max With radiator, uPVC double glazed window to the front, laminate floor.

**KITCHEN** 12' 10" x 11' 10" (3.9m x 3.6m) Max 1 ½ bowl single drainer stainless steel sink unit, a range of base units incorporating cupboards and drawers, worktops and eye levels above. glass hob with extractor hood above, tall unit housing eye level double oven, ceramic tiled floor, uPVC double glazed window to rear, plumbing for dishwasher.

**UTILITY ROOM** 6' 11" x 4' 11" (2.1m x 1.5m) Max With single drainer stainless steel sink unit,, cupboard under and worktop above, Glow Worm gas central heating boiler, radiator, ceramic tiled floor, uPVC double glazed door to the garden.

**CONSERVATORY** 9' 2" x 8' 2" (2.8m x 2.5m) Max Of a brick and uPVC double glazed construction with uPVC double glazed French door to the garden.

**FIRST FLOOR LANDING** With airing cupboard, uPVC double glazed window to the front.

**BEDROOM 1** 16' 9" x 11' 10" (5.1m x 3.6m) Max With uPVC double glazed window to the front, radiator, TV point, built in wardrobe with hanging rail and shelving.

**EN-SUITE** With low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, shaver point, uPVC double glazed window to the front, extractor.

**BEDROOM 3** 12' 6" x 11' 10" (3.8m x 3.6m) Max Radiator, uPVC double glazed window to the rear.

**BEDROOM 5** 11' 10" x 10' 6" (3.6m x 3.2m) Max Radiator, uPVC double glazed window to the front.

**SECOND FLOOR LANDING** With Velux double glazed window to the rear, radiator, built in store cupboard, access to loft space with light and part boarded.

**BEDROOM 2** 18' 4" x 11' 10" (5.6m x 3.6m) Max With 2 radiators, uPVC double glazed window to the front, Velux double glazed window to the rear.

**BEDROOM 4** 12' 6" x 11' 10" (3.8m x 3.6m) Max With radiator, uPVC double glazed window to the front.

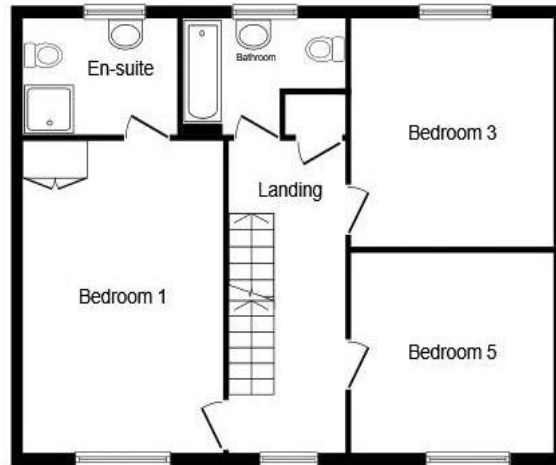
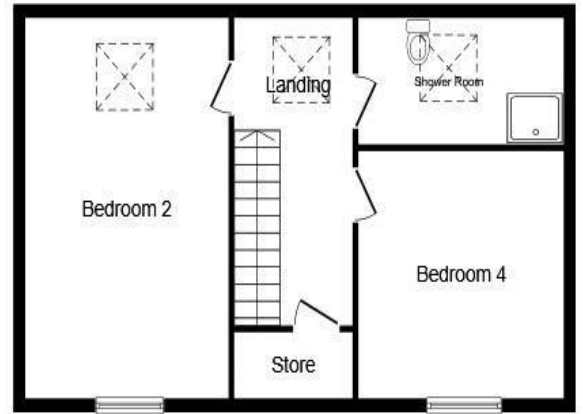
**SHOWER ROOM** With low level WC pedestal wash hand basin, shower cubicle, radiator, Velux double glazed window to the rear.

**REAR GARDEN** Paved pathway, lawn, borders, personal door to :-

**DOUBLE GARAGE** With twin up and over doors one of which is electric, light and power.

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**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band F