

38 Warwick Close Bourne PE10 0WW

£255,000



Modern Town House

Master Bedroom With Ensuite

Gas Central Heating

Study/Bedroom 4

2 Further Bedrooms

Periphery Of Development

Open Plan Living Kitchen

South Facing Rear Garden

Viewing Recommended





GENERAL DESCRIPTION: Situated on the periphery of Elsea Park backing onto a tree belt, this David Wilson built end terraced house offers versatile accommodation with 3/4 bedrooms, and a lovely open plan living/dining/ kitchen space with bay window opening onto the rear garden. On the ground floor is a study, or 4th bedroom, and upstairs the lounge and master bedroom with ensuite, followed on the top floor by 2 further double bedrooms and a bathroom. The house has a garage and a pleasant south facing rear garden. Viewing is recommended.

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ENTRANCE HALL With composite entrance door, radiator, utility cupboard housing Ideal gas central heating boiler and with plumbing for washing machine.

CLOAKROOM Comprising low level WC, pedestal wash hand basin, radiator, uPVC double glazed window to the side.

STUDY 7' 10" x 6' 7" (2.4m x 2.0m) Max With radiator, uPVC double glazed window to the front.

KITCHEN/DINER 10' 2" x 10' 2" (3.1m x 3.1m) Max With 1½ composite sink unit, range of base units incorporating cupboards and drawers, with worktops and wall cupboards above, large built in 6 burner gas hob with oven under and extractor above. integrated dishwasher and fridge freezer, under stairs store cupboard, opens to;- **LIVING/DINING SPACE** 4.3m x 4.1m (Max) With radiator, TV point, walk in uPVC double glazed bay window to the rear with pair of uPVC double glazed French doors to the rear garden.

LANDING Airing cupboard with pressurised hot water tank, stairs to the second floor.

SITTING ROOM 13' 5" x 10' 10" (4.1m x 3.3m) Max With 2 radiators, 2 uPVC double glazed windows to the rear, TV point.

BEDROOM 1 13' 5" x 10' 6" (4.1m x 3.2m) Max With radiator, extensive range of fitted wardrobes having hanging rail and shelving, 2 x uPVC double glazed windows to the front.

EN-SUITE Comprising low level WC, pedestal wash hand basin, shower cubicle, heated towel rail, shaver point, extractor.

SECOND FLOOR LANDING With access to the loft space.

BEDROOM 2 13' 5" x 12' 2" (4.1m x 3.7m) Max With radiator, 2 x uPVC double glazed dormer windows to the front.

BEDROOM 3 13' 5" x 11' 2" (4.1m x 3.4m) Max With radiator, uPVC double glazed window to the rear.

OUTSIDE

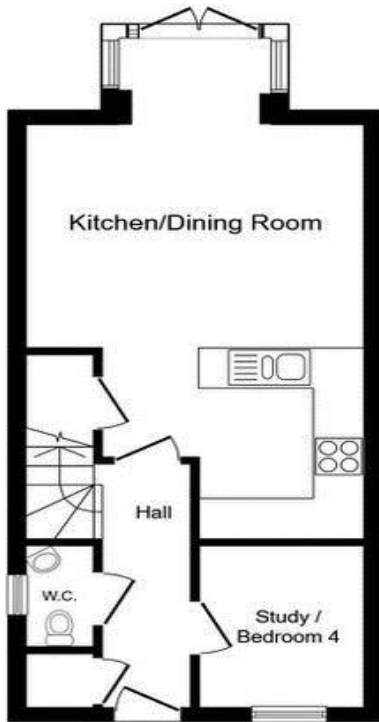
FRONT GARDEN There is a small front garden with a pathway serving the front door.

REAR GARDEN With paved patio, lawn beyond, further stone patio set beneath pergola which extends to provide space under for shed/hot tub etc. raised beds and driveway providing parking for 3/4 vehicles and access to:-

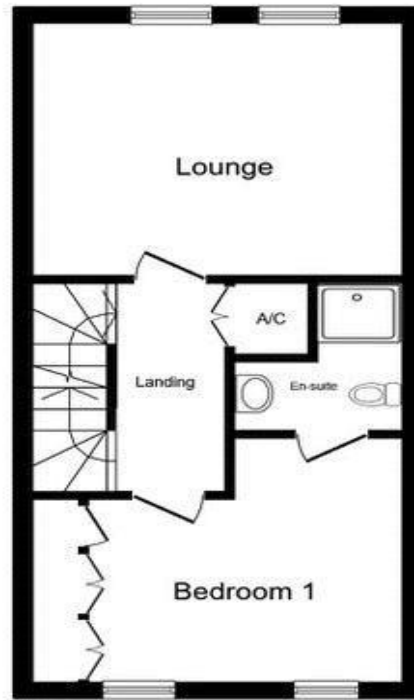
GARAGE 16' 9" x 8' 10" (5.1m x 2.7m) Max With up and over door, light and power.

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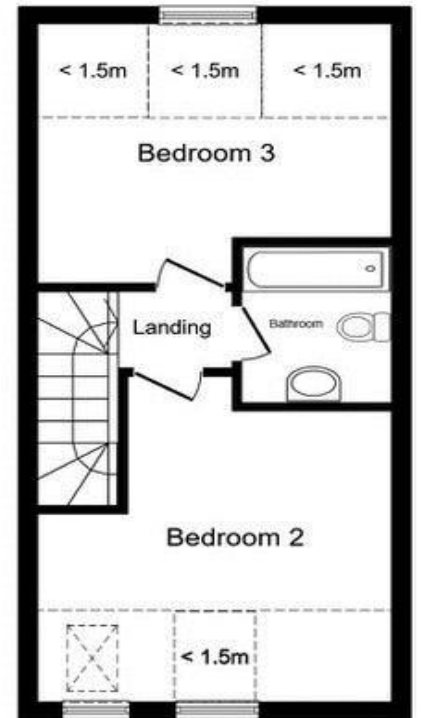
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Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 C