



Kestrel Drive, BOURNE

Price: Freehold £250,000

- Cul De Sac
- Open Plan Kitchen/Living Space
- Separate Living Room with Juliet Balcony
- Four Bedrooms
- En Suite to Master
- Garage and Driveway
- Enclosed Garden
- Well Presented Family Home

EPC Rating: C



Accommodation Includes

Entrance Hall

Storage cupboard with hanging space, stairs to first floor, door to:

Dining/Family Room

2.98m x 4.22m (9'9" x 13'10"). A lovely open plan room to the kitchen providing for a dining area and living space.

Kitchen

2.94m x 2.80m (9'7" x 9'2"). Fitted with a matching range of base and eye level units, integrated fridge, integrated dishwasher, electric oven and gas hob, space for fridge freezer, window to rear.

Utility Room

1.93m x 1.80m (6'4" x 5'11"). Fitted units with plumbing for washing machine and space for tumble drier, door to garden.

Cloakroom

Fitted with a two piece suite comprising pedestal wash hand basin and WC.

First Floor Landing

Storage cupboard, stairs to second floor landing, doors to:

Lounge

4.88m x 3.28m max (16' x 10'9"). A bright room running the width of the house with a Juliet balcony and window to the front.

Bedroom One

3.21m x 2.80m (10'6" x 9'2"). Window to rear, built in double wardrobe, door to:

Ensuite

Fitted with a three piece suite comprising pedestal wash hand basin, WC, shower enclosure with glass screen, window to rear.

Second Floor Landing

Airing cupboard, separate large storage cupboard, doors to:

Bedroom Two

3.21m x 2.79m (10'6" x 9'2"). Window to rear, built in double wardrobe.

Bedroom Three

3.30m x 2.63m (10'10" x 8'7"). Window to front.

Bedroom Four

2.25m x 2.18m (7'4" x 7'2"). Velux window to front.

Bathroom

Fitted with a three piece suite comprising pedestal wash hand basin, WC, panelled bath, velux window to rear.

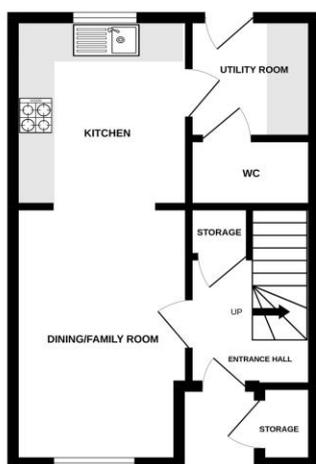
Outside

To the front of the property there is a lawned garden with a driveway to the side providing off road parking leading to the garage. The rear garden is mainly laid to lawn with a paved patio seating area leading off from the house and a useful further area of space behind the garage.

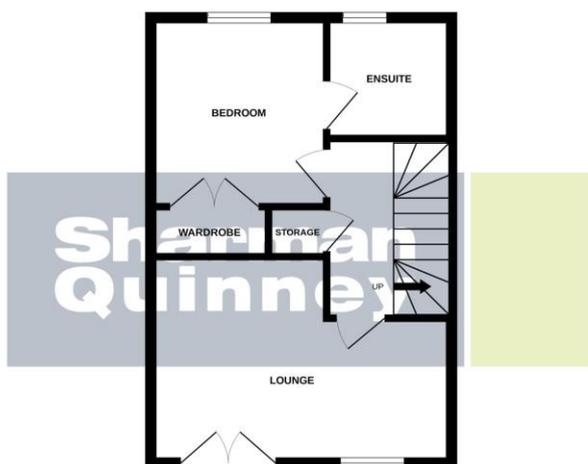


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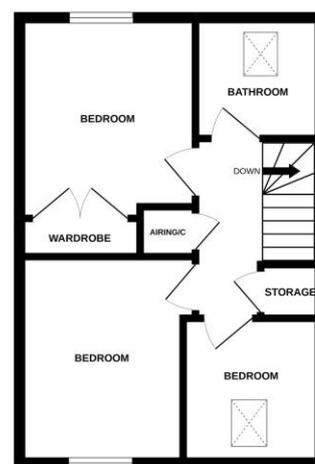
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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