



Eastgate, Bourne
£250,000 **Freehold**

**QUENTIN
MARKS**



Key Features



- Large Modern Townhouse
- 3 Double Bedrooms
- Fantastic Master Bedroom Suite
- Fantastic Open Plan Living
- Downstairs WC

A wonderfully spacious and immaculately presented modern townhouse, offering superbly proportioned accommodation arranged over 3 floors. The property is finished to a high standard throughout and really must be viewed to appreciate the excellent size and quality of accommodation on offer.

On entering the property, there is a large built-in storage cupboard, with stairs rising to the first floor. The ground floor cloakroom/WC features a modern two-piece suite. The remainder of the ground floor is given over to a fantastic open-plan living space, incorporating a dedicated kitchen area which flows seamlessly into the dining and living areas at the rear. The kitchen is fully fitted and comprises an extensive range of base & eye level units,



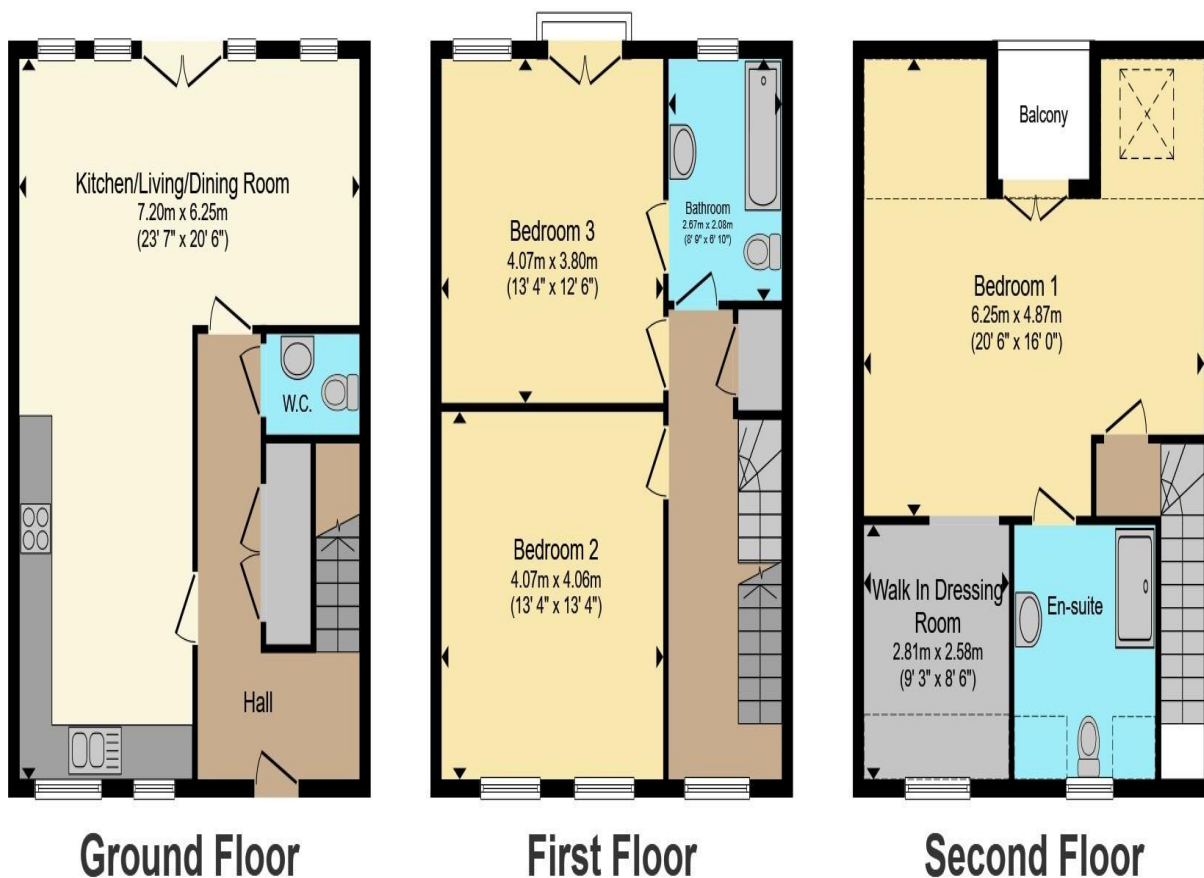
complemented by a good range of integrated appliances including a dishwasher and fridge freezer. There is also an induction hob with oven beneath and extractor hood above, together with plumbing for a washing machine and a useful large shelved storage cupboard.

The kitchen opens into the generous dining/living space, which benefits from a pair of double-glazed French doors opening onto the patio, providing attractive south-facing views over the Bourne Eau.

Stairs rise to the first floor, where there are two large double bedrooms, one positioned to the front and the other to the rear of the property. The rear bedroom is particularly impressive, featuring double-glazed French doors opening onto a Juliet balcony and enjoying views over the Bourne Eau. The two bedrooms are served by a Jack 'n Jill bathroom, comprising a low-level WC, vanity wash hand basin with cupboards beneath, and a bath.

The entire second floor is dedicated to a fantastic master bedroom suite. The substantial double bedroom benefits from a pair of double-glazed French doors opening onto a private balcony, which provides sufficient space for a small coffee table and offers an excellent additional outdoor area. There is also a large dressing room, featuring a double-glazed dormer window to the front, together with a well-appointed en suite shower room comprising a low-level WC, vanity





Total floor area 146.0 sq.m. (1,572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io



wash hand basin with cupboards beneath, and a large shower cubicle.

To the rear is a south-facing patio measuring approximately 6.5m x 1.8m, enclosed by a low wall with glazed panels and stainless-steel detailing. The patio enjoys attractive views over the Bourne Eau. To the front of the property is a large shared bin store, providing a discreet area for refuse storage and keeping the bins conveniently out of sight.

The property is offered for sale with no onward chain, and viewing is highly recommended to fully appreciate the size, layout and quality of accommodation this impressive townhouse has to offer.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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INFORMATION



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