



Haydock Park Drive, Bourne
£375,000 **Freehold**

QUENTIN
MARKS



Key Features



- Immaculate Family Home
- 4 Double Bedrooms
- Sharps Built In Wardrobes
- Refitted Breakfast Kitchen
- Dining Room / Playroom

This beautifully presented 4 double bedroomed family home has been thoughtfully improved by the current owners and offers spacious, versatile accommodation throughout. Enhancements include Sharps fitted wardrobes & bedroom furniture to the master bedroom, a refitted breakfast kitchen, and a landscaped, predominantly south facing rear garden.

The ground floor provides a generous amount of living space and includes a downstairs WC with half tiled walls, a well proportioned twin aspect living room with windows to the front and a pair of uPVC double-glazed French doors opening onto the rear garden. A separate dining room provides excellent versatility and is currently used as a children's playroom.

The refitted breakfast kitchen is a particular



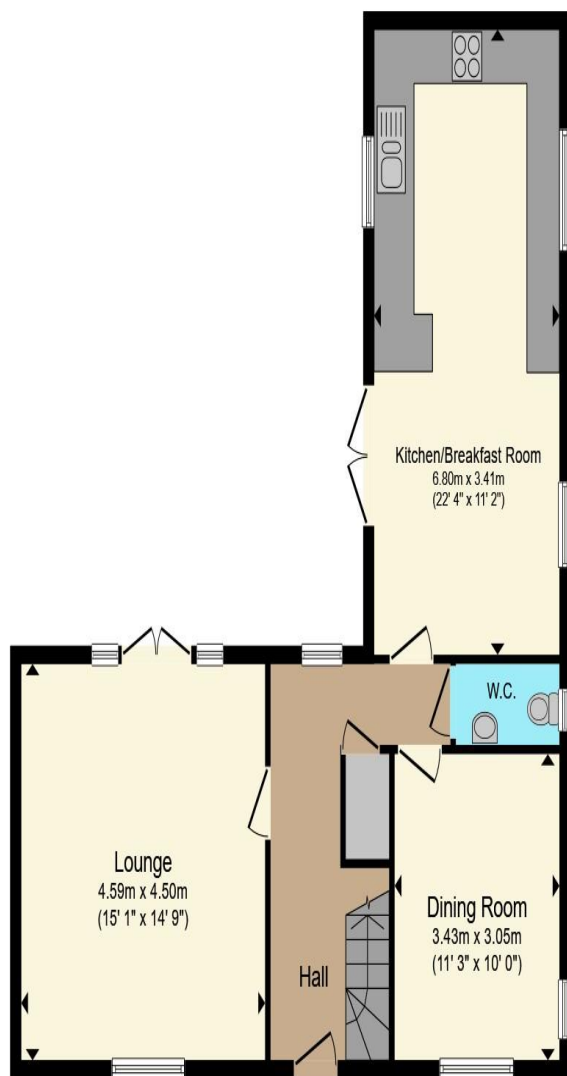
highlight, featuring an extensive range of base & eye-level units incorporating cupboards and drawers, together with generous work surfaces. The kitchen is well equipped with an integrated dishwasher and washing machine, pull-out bins, water softener, 5 burner gas hob with extractor over, twin Bosch ovens and a wine chiller. The room is exceptionally light and airy, with uPVC double-glazed windows to both sides and a pair of French doors providing direct access to the rear garden.

Upstairs, there are 4 well proportioned double bedrooms. The principal bedroom benefits from a dedicated dressing area fitted with Sharps bedroom furniture, as well as an en suite shower room. There is also a family bathroom with half-tiled walls. When the property was originally purchased from new, the vendors selected a number of upgrades, including additional wall tiling to the 'wet' rooms.

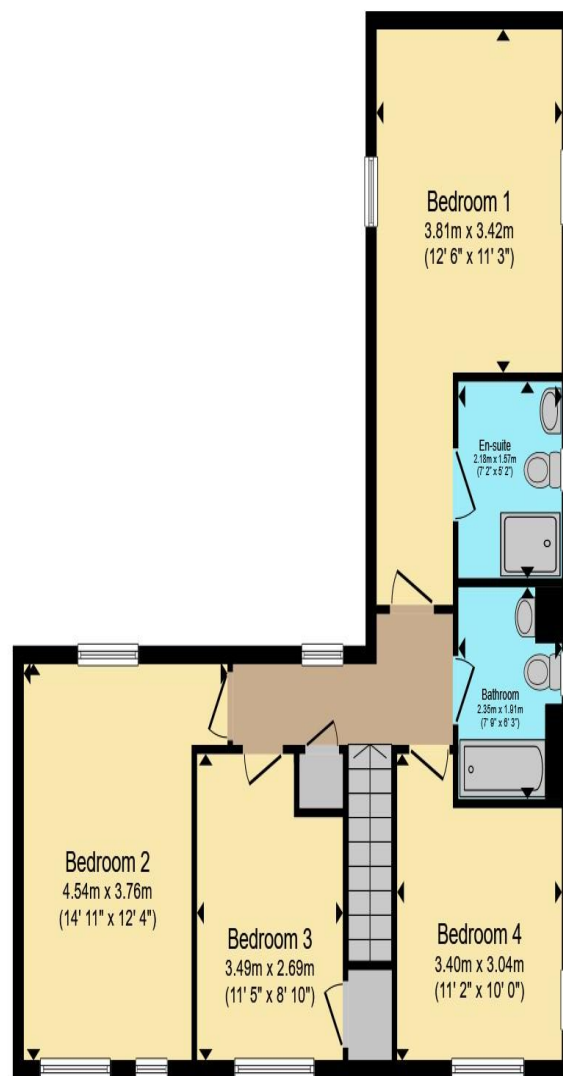
Externally, additional parking has been created to provide off road parking for 2 vehicles, with access to the large integral garage, measuring approximately 6.0m x 3.2m. The garage benefits from an up & over door, lighting, power and a personal door providing side access.

The rear garden is accessible from both the property and gated access to either side. It has been thoughtfully landscaped and features an extensive paved patio, lawn, built-out seating





Ground Floor



First Floor

Total floor area 135.6 sq.m. (1,460 sq.ft.) approx

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area, stone-chipped areas and a decking area. The garden is predominantly south facing, providing an attractive outdoor space for relaxing and entertaining.

Beautifully presented throughout and offering spacious family accommodation, excellent parking and a landscaped south-facing garden, this property is highly recommended for viewing.

Agents Note

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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