



1 Cedar Drive Bourne PE10 9SQ

Asking price £400,000



An excellent opportunity to purchase this extended 1980's Parker built four/five bedroom detached family home, situated on a cul-de-sac within the highly desirable Beech Avenue estate. A spacious 149 square metre home, ideally positioned just moments from Bourne Woods and offered to the market with no onward chain, presenting an excellent opportunity for a smooth and convenient purchase.



The property offers spacious and versatile accommodation throughout, ideal for modern family living. The ground floor comprises a welcoming entrance hall, downstairs W/C, generous lounge, fitted kitchen, utility room, separate dining room and a further reception room which could be utilised as a study or fifth bedroom depending on requirements. A conservatory to the rear provides an additional reception area overlooking the garden and allows for plenty of natural light.

To the first floor there are four well proportioned double bedrooms, with the master bedroom benefiting from its own en-suite bathroom. The remaining bedrooms are served by the family bathroom, making the layout particularly practical for larger families.

Externally, the property benefits from a double garage and a block paved driveway providing off road parking for up to six vehicles. Further advantages include gas central heating, uPVC double glazing throughout, an Energy Performance Rating of C and Council Tax Band C.

Bourne remains a highly regarded market town offering a range of amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure amenities. The area is particularly popular with families due to its well respected schooling, including Bourne Grammar School and Bourne Academy, along with a selection of primary schools serving the town. Attractive green spaces such as Bourne Woods and Wellhead Park further add to the town's appeal.

In our opinion, this is a well located and generously sized family home offering flexible living space, and viewing is strongly recommended.

Entrance Hall - 2.72 x 1.76

W/C - 1.59 x 1.76

Utility - 2.73 x 1.76

Lounge - 3.47 x -3.34

Study - 2.50 x 3.72

Dining Room - 3.57 x 3.79

Conservatory- 3.34 x 3.28

Kitchen- 3.57 x 1.62

First Floor

Landing- 3.55 x 2.71

Bedroom 1 - 3.55 x 2.99

En Suite: 2.41 x 2.39

Bedroom 2 - 4.56 x 2.41

Bedroom 3 - 3.51 x 2.71

Bedroom 4 - 2.71 x 2.55

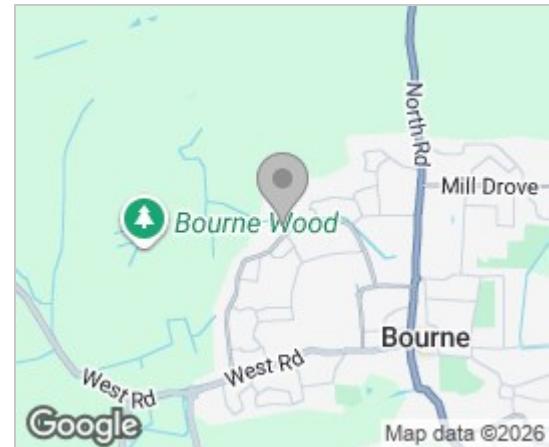
Family Bathroom - 2.27 x 1.22

Garden -

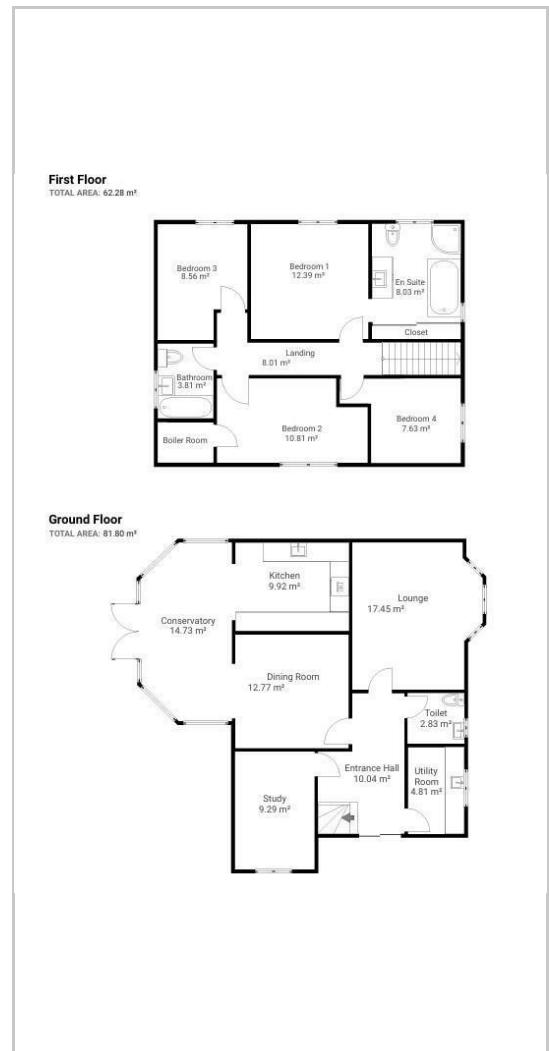
To the side of the property there is a decked area with a door into the detached double garage. To the back of the property there is a path which leads to the grassed garden.

Disclosure - Please note: The Owner is associated with Fitzjohn Estate Agents.

Area Map



Floor Plans



Energy Efficiency Graph

