

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 162.2 sq. metres (1746.1 sq. feet)



21 Swift Way, Thurlby, Bourne, PE10 0QA

OIEO £550,000 Freehold

Winkworth are delighted to offer for sale this truly stunning four-bedroom detached family home, occupying a desirable position within the popular village of Thurlby, with attractive open views across adjoining fields. Swift Way itself is a small residential cul-de-sac just off Swallow Hill, making this a particularly appealing setting for family living. The property has been significantly enhanced by the current owners and offers an impressive approximately 1,746 sq. ft. of spacious and versatile accommodation. The ground floor centres around a superb open-plan kitchen/dining area, fitted with stylish contemporary units and extensive work surfaces, which flows beautifully into a bright and spacious garden room overlooking the rear garden. There is also a generous separate lounge with feature fireplace, a useful study, utility room and ground-floor WC plus Suffolk oak doors throughout. Upstairs, the property provides four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room, together with a separate family bathroom. Outside, the property enjoys an established rear garden with paved seating and entertaining areas, lawn and planted borders, while its position provides delightful views towards the surrounding open countryside. To the front is a driveway providing off-road parking and access to a detached double garage, completing what is an excellent family home in one of Thurlby's most desirable residential locations.

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Kitchen Dining Room - 27'8" x 10'3" (8.43m x 3.12m) A stunning bespoke kitchen from hammonds with a fantastic range of wall and base units incorporating quartz worktops with inset sink, breakfast bar and upstands, built in double oven, induction hob with extractor fan above, space for american style fridge/freezer, integrated wine cooler, integrated dishwasher, fitted instant hot water tap, water softener, karndeian flooring and opening up to herringbone flooring in the dining area, feature radiator, two UPVC double glazed windows overlooking the rear and door leading through to

Utility Room - 9'9" x 5'3" (2.97m x 1.6m) With quartz worktops with inset belfast sink, built in larger cupboard, newly fitted worcester bosch boiler supplying hot water and central heating, space and plumbing for washing machine, space for tumble dryer, karndeian flooring, radiator, UPVC double glazed window to the side and door to the rear.

Garden Room - 12'4" x 12'3" (3.76m x 3.73m) With a fully insulated equinox tiled roof, UPVC double glazed windows and doors onto the rear garden, herringbone flooring, feature radiator and power points.

First Floor Landing - Has got access to the loft, built in airing cupboard with pressurised hot water cylinder, feature window with shutters overlooking the front and door leading through to

Bedroom One - 16'1" x 13'5" (4.9m x 4.1m) With two feature windows with shutters overlooking the front, built in wardrobes, feature high ceiling, radiator, power points and door leading through to

ACCOMMODATION

A composite door leading through to:

Entrance Hall - With wood effect herringbone flooring, victorian style three column radiator, nest central heating thermostat, stairs leading to the first floor and door leading through to

Downstairs Cloakroom - With low level WC, wash hand basin set in unit with cupboard below, feature heated towel rail, victorian style tiled flooring and UPVC double glazed frosted window.

Study - 9'8" x 7'2" (2.95m x 2.18m) With wood effect herringbone flooring, half panelled walls, dado rail, coved ceiling, UPVC double glazed window overlooking the front and power points.

Lounge - 18'1" x 13'3" (5.5m x 4.04m) A bright and spacious room with UPVC double glazed bay window overlooking the front, wood effect herringbone flooring, victorian style three column radiator, feature panel wall, fireplace with real wood burning stove, TV point, power points, coved ceiling and french doors leading through to



En Suite - A superb newly fitted suite comprising walk in shower cubicle with aqualisa electric shower, low level WC, wash hand basin set in unit with cupboard below, wet boards, heated towel rail and UPVC double glazed frosted window.

Bedroom Two - 13'1" x 12' (4m x 3.66m) With two UPVC double glazed windows overlooking the rear, radiator, coved ceiling and power points.

Bedroom Three - 11'8" x 11'1" (3.56m x 3.38m) With two UPVC double glazed windows overlooking the rear, radiator, coved ceiling and power points.

Bedroom Four - 11'1" x 7' (3.38m x 2.13m) With UPVC double glazed window overlooking the front, radiator, coved ceiling and power points.

Family Bathroom - Modern fitted suite comprising panelled bath with shower attachment, walk in shower cubicle with wet boards, low level WC, wash hand basin set in unit with cupboard below, heated towel rail and UPVC double glazed frosted window.

Outside - To the front there is a paved driveway providing ample off road parking leading to a DETACHED DOUBLE GARAGE

The rear garden is a particular feature of the property siding onto open field providing lovely views. There is a paved patio leading onto a lawned garden being fenced to all sides with further patio area and side access.