



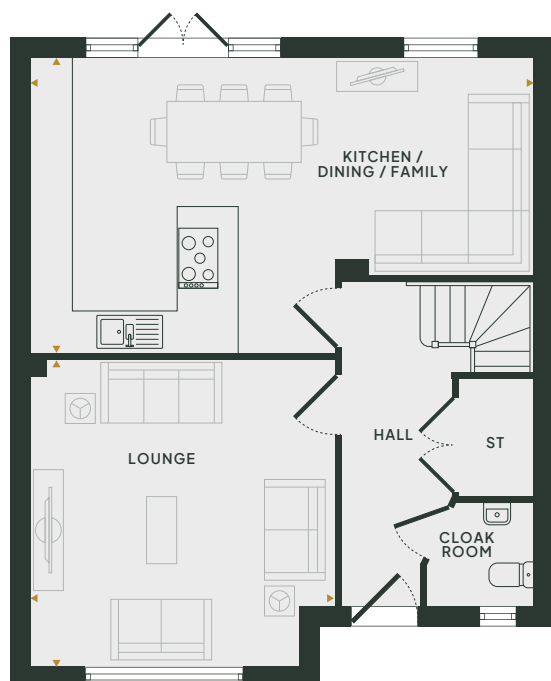
THE BOURNE

ELGAR PARK

4 bedroom detached home

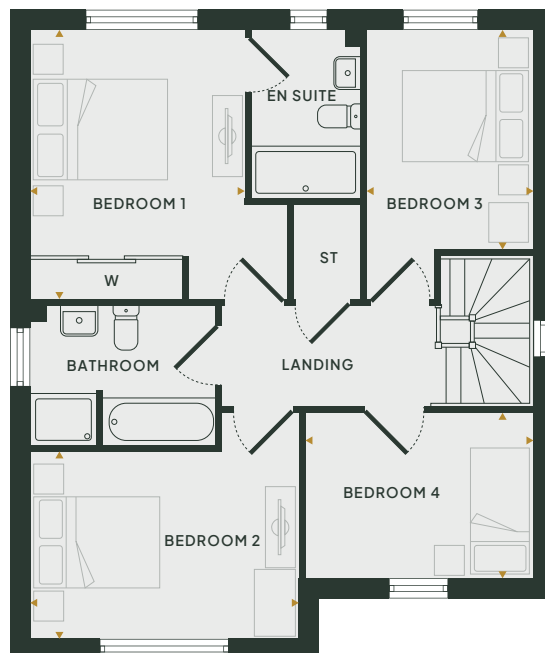
Fitchett
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THE BOURNE



Ground Floor

Kitchen / Dining / Family	7.44m x 4.34m	24'5" x 14'3"
Lounge	4.47m x 4.52m	14'8" x 14'10"



First Floor

Bedroom 1	3.96m x 3.16m	13'0" x 10'5"
Bedroom 2	3.95m x 2.76m	12'11" x 9'1"
Bedroom 3	3.24m x 2.45m	10'7" x 8'0"
Bedroom 4	3.41m x 2.43m	11'2" x 8'0"

The Bourne is a beautifully balanced home that combines open-plan living with carefully considered private spaces. The bright and inviting kitchen, dining, and family area forms the hub of the home, with a separate lounge ideal for relaxation. Upstairs, the en suite principal bedroom offers a serene escape, and the adaptable fourth bedroom gives you the option of a dedicated study.

FEATURES:

- Elegant lounge
- Seamless indoor-outdoor living
- Three spacious double bedrooms
- Flexible fourth bedroom

ST - Store Cupboard W - Fitted Wardrobe

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These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot. Room sizes given are approx. Overall finished room sizes and subject to normal building tolerances (ie ± 75 mm). Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Fitchett Homes.