



12 St. Andrews Drive
Burton-Upon-Stather, DN15 9BX
£160,000

Bella
properties

Brought to the market by Bella Properties is this four bedroom extended semi detached property located on St Andrews Drive, in the sought after village of Burton-upon-Stather. Deceptively spacious inside and out, this home boasts three reception rooms, two bathrooms, a spacious kitchen area and enclosed gardens to both the front and rear.

Close to both local village amenities including shop, school, doctors surgery and pub, the property is also located close to transport links further afield to nearby Scunthorpe, Winterton, Barton and Hull.

The property briefly comprises of the entrance hallway, living room, kitchen, dining room, sitting room and shower room on the ground floor. To the first floor is the landing, four bedrooms and family bathroom. Externally, there are lawned gardens to both the front and rear with a driveway and garage.

Viewings are available now and come highly recommended to appreciate this home!



Entrance Hall 6'7" x 17'0" (2.01 x 5.19)

Entrance to the property is via the side uPVC door and into the hallway. Vinyl effect tiled flooring with central heating radiator and leading to the kitchen, with internal doors leading to the shower room and living room. Stairs lead to the first floor accommodation.

Living Room 12'11" x 14'4" (3.95 x 4.38)

Vinyl effect wooded flooring with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround and two uPVC windows facing to the front of the property.

Dining Room 10'6" x 9'2" (3.22 x 2.81)

Entrance from the living room, vinyl effect wooden flooring with coving to the ceiling.

Sitting Room 9'0" x 8'2" (2.76 x 2.49)

Entrance from the dining room, central heating radiator with uPVC French doors to the rear garden.

Kitchen 8'2" x 20'6" (2.49 x 6.25)

Coving to the ceiling, central heating radiator with uPVC window and door to the rear. Base height and wall mounted units with counters, splashbacks, integrated oven and grill, hob and overhead extractor fan, with space and plumbing for white goods.

Shower Room 6'9" x 6'5" (2.07 x 1.97)

Tiled walls with uPVC window facing to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

Landing 11'6" x 6'6" (3.52 x 1.99)

Internal doors lead to all four bedrooms and bathroom. uPVC window faces to the side of the property.

Bedroom One 13'11" x 13'5" (4.26 x 4.09)

Central heating radiator and uPVC window facing to the front of the property.

Bedroom Two 10'7" x 11'4" (3.24 x 3.46)

Central heating radiator and uPVC window facing to the side of the property.

Bedroom Three 9'8" x 10'7" (2.96 x 3.23)

Central heating radiator and uPVC window facing to the rear of the property.

Bedroom Four 7'8" x 8'4" (2.36 x 2.55)

Central heating radiator and uPVC window facing to the rear of the property.

Bathroom 8'3" x 6'5" (2.54 x 1.97)

Tiled flooring with tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink.

External

To the front of the property is a fully enclosed lawned garden. The rear garden is also laid to lawn with a good level of privacy with the added benefit of the driveway and garage.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



First Floor



Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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