



**1 Saffre Close  
Winterton, DN15 9YN  
£330,000**

*Bella*  
properties

**Presenting a stunning detached house for sale, prominently standing in a convenient location with close proximity to local amenities, excellent schools, and public transport links. This property is an ideal choice for large, growing families seeking an expansive living space.**

**The house boasts five generously-sized bedrooms, with the added benefit of fitted wardrobes and built-in storage. Three of these bedrooms have the added luxury of en-suite facilities. The ground floor hosts two reception rooms, a stunning kitchen, fitted with modern appliances and features a functional kitchen island, perfect for family meals or entertaining guests.**

**Sold with no forward chain for ease of purchase, viewings are now available on this fantastic family home and come highly recommended.**



**Entrance Hall** 6'9" x 16'3" (2.06 x 4.97)

Entrance to the property is via the front door and into the hallway. Wooden flooring with coving to the ceiling, central heating radiator and internal doors leading to the living room, W/C, kitchen, dining room and under stairs storage cupboard. Carpeted stairs lead to the first floor accommodation.

**Living Room** 19'7" x 11'6" (5.99 x 3.52)

Wooden flooring with coving to the ceiling, two central heating radiators, uPVC window facing the front of the property and uPVC French doors leading to the rear garden.

**Dining Room** 9'6" x 12'5" (2.91 x 3.81)

Wooden flooring with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Kitchen** 13'6" x 12'8" (4.12 x 3.87)

Tiled flooring with vertical radiator, spotlights, uPVC window facing to the rear of the property and uPVC door leading to the side of the property. Base height and wall mounted units with complimentary wooden counters, splashbacks, central island, integrated appliances and space for American style fridge/freezer.

**W/C** 3'8" x 6'6" (1.13 x 2.0)

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

**Hallway** 13'4" x 6'2" (4.07 x 1.88)

Wooden flooring with coving to the ceiling, central heating radiator and internal doors leading to three bedrooms and family bathroom. Carpeted stairs lead to the first floor accommodation.

**Master Bedroom** 11'1" x 12'0" (3.39 x 3.68)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the front of the property. Internal door leads to the en-suite.

**En-Suite** 6'11" x 6'0" (2.13 x 1.85)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window facing to the rear of the property. A three piece suite consisting of corner shower, toilet and sink.

**Bedroom Two** 10'7" x 10'7" (3.25 x 3.24)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the rear of the property. Internal door leads to the en-suite.

**En-Suite** 9'2" x 3'4" (2.8 x 1.04)

Vinyl effect flooring with part tiled walls and uPVC window facing to the side of the property. A three piece suite consisting of corner shower, toilet and sink.

**Bedroom Three** 9'2" x 10'2" (2.8 x 3.12)

Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property.

**Bathroom** 5'11" x 8'0" (1.82 x 2.45)

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

**Landing**

Carpeted with central heating radiator, uPVC window facing to the rear of the property and internal doors leading to two bedrooms and storage cupboard.

**Bedroom Four** 8'6" x 15'10" (2.61 x 4.83)

Carpeted with central heating radiator, built in storage and uPVC window facing to the front of the property. Internal door leaves to the en-suite.

**En-Suite** 5'4" x 5'11" (1.63 x 1.82)

Vinyl effect flooring with part tiled walls and central heating radiator. A three piece suite consisting of corner shower, toilet and sink.

**Bedroom Five** 9'8" x 15'10" (2.96 x 4.83)

Carpeted with central heating radiator, built in storage cupboard and uPVC window facing to the front of the property.

**External**

To the front of the property is a lawned and gravelled garden with a double garage with up and over doors. Access to the rear is down the side of the property where you will find a garden which is laid to lawn, with patio area ideal for entertaining.

**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.







Total area: approx. 163.6 sq. metres

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		87
(81-91) B	79	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
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