



16 Welland Drive  
Burton-Upon-Stather, DN15 9DR  
Asking Price £235,000

*Bella*  
properties



Presenting this splendid four bedroom detached house for sale. Located in the sought after village of Burton-upon-Stather, this home is conveniently close to village amenities including shop, school, pubs, doctors surgery and transport links, offering an ideal setup for families.

Deceptively spacious with well proportioned rooms throughout, the property itself briefly comprises of the entrance hallway, the living room, dining room, kitchen, utility, W/C and garage on the ground floor, with the landing, four well-proportioned bedrooms and the four piece family bathroom found on the first floor. Externally, there are lawned gardens to both the front and rear, and off road parking.

Viewings are now available on this delightful family home!

**Hallway** 13'10" x 6'5" (4.24 x 1.97)  
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 and kitchen. Stairs lead to the first floor accommodation.

**Living Room** 12'10" x 13'10" (3.93 x 4.24)  
Wooden flooring with coving to the ceiling, central heating radiator, gas fireplace set on marble and wood effect surround and uPVC bay window facing to the front of the property.

**Dining Room** 10'11" x 9'5" (3.33 x 2.88)  
Carpeted with coving to the ceiling, central heating radiator and uPVC sliding doors leading to the rear garden.

**Kitchen** 10'11" x 9'10" (3.33 x 3.02)  
Vinyl effect flooring with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted wooden units with countertops and splashbacks, integrated sink and drainer with space for oven.

**Utility** 8'5" x 11'4" (2.57 x 3.46)  
LVT flooring with central heating radiator and uPVC window and door facing to the rear garden. Base height and wall mounted units with complimentary wooden counters, integrated sink and drainer and space and plumbing for white goods.

**W/C** 5'4" x 2'4" (1.64 x 0.73)  
A two piece suite consisting of toilet and sink with vanity unit. uPVC window faces to the side of the property.

**Landing**  
Carpeted with coving to the ceiling and uPVC window facing to the side of the property. Internal doors lead to all four bedrooms and family bathroom.

**Bedroom One** 12'11" x 11'10" (3.94 x 3.63)  
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Bedroom Two** 12'0" x 11'10" (3.66 x 3.63)  
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the rear of the property.

**Bedroom Three** 10'4" x 8'5" (3.17 x 2.57)  
Carpeted with coving to the ceiling, central heating radiator and uPVC windows facing to the front and rear of the property.

**Bedroom Four**  
Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Bathroom** 7'4" x 7'5" (2.25 x 2.27)  
Laminate flooring with vertical radiator and uPVC window facing to the rear of the property. A four piece suite consisting of corner bathtub, corner shower cubicle, toilet and sink with vanity unit.

**External**  
To the front of the property is a lawned garden with a driveway for off road parking. The driveway leads to the integral garage which measures 4.24m x 2.57m. Access to the rear is down the side of the property where you will find a good sized garden which is laid to lawn.

**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.



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.



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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			83
		70	
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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