



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

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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 accomodation.

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.

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