



**Welland Drive, NEWPORT PAGNELL MK16 9DX**

**welcome to**

## **Welland Drive, NEWPORT PAGNELL**

\* RIVERS DEVELOPMENT \* A SEMI-DETACHED family home situated close to SCHOOLS and RIVERSIDE WALKS offering WELL PRESENTED ACCOMMODATION to include a DOWNSTAIRS CLOAKROOM, CONSERVATORY, SEPARATE RECEPTION ROOMS, lovely GARDEN, PARKING and GARAGE.

### **Entrance Porch:**

Double glazed door to front, coat hanging space.

### **Entrance Hall:**

Stairs rising to first floor landing, radiator, door to cloakroom, lounge and kitchen.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Tiled splash backs, radiator.

### **Lounge:**

21' x 14' 5" max ( 6.40m x 4.39m max )

Double glazed window to front, double glazed patio door to conservatory, radiator.

### **Dining Room:**

10' 3" x 7' 7" ( 3.12m x 2.31m )

Double glazed patio door to rear, radiator, doorway from kitchen, wood laminate flooring.

### **Kitchen:**

10' max x 9' 1" ( 3.05m max x 2.77m )

Fitted with a range of wall and base units with work surfaces over, sink with drainer, space for dish washer, washing machine and fridge freezer, electric oven, gas hob with extractor fan over, radiator, double glazed window to rear.

### **Landing:**

Stairs rising from entrance hall, double glazed window to side, storage cupboard with central heating boiler, loft access.

### **Bedroom One:**

12' 1" x 9' 6" ( 3.68m x 2.90m )

Double glazed window to front, radiator, wood laminate flooring.

### **Bedroom Two:**

11' 8" x 8' 9" ( 3.56m x 2.67m )

Double glazed window to rear, radiator.

### **Bedroom Three:**

9' 6" x 9' 3" max ( 2.90m x 2.82m max )

Double glazed window to front, radiator.

### **Bedroom Four:**

8' 7" x 6' 8" ( 2.62m x 2.03m )

Double glazed window to rear, radiator.

### **Bathroom:**

Fitted with a suite to comprise: Bath with mixer taps and shower over, wash hand basin and w.c. heated towel rail, fully tiled, double glazed window to rear.

### **Outside:**

#### **Front:**

Set behind a hedgerow and laid with shingle with paved footpath leading to front door. Driveway providing off road parking leading to garage.

#### **Garage:**

With an up and over door.

#### **Parking:**

Driveway providing off road parking.

#### **Rear Garden:**

Decked seating area with further flower and shrub borders, shingle area, remainder laid with artificial grass.



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to  
**Welland Drive,  
NEWPORT PAGNELL**

- FANTASTIC FOUR BEDROOM HOME
- SEPARATE RECEPTION ROOMS
- CLOAKROOM
- EXCELLENT LOCATION
- GREAT SCHOOL CATCHMENT

Tenure: Freehold EPC Rating: Awaited

guide price

**£380,000**



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Property Ref:  
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