



**Welland Drive, Newport Pagnell MK16 9DX**

**welcome to**

## **Welland Drive, Newport Pagnell**

DETACHED family home standing on the popular RIVERS DEVELOPMENT. Ideal for a growing family the property benefits from a DOWNSTAIRS CLOAKROOM, KITCHEN/DINER, UTILITY, GARDEN ROOM/OFFICE, upstairs BEDROOMS and BATHROOM. Outside, GARDENS, PARKING and GARAGE.

### **Entrance Porch:**

Spacious entrance porch and cupboard for storage.

### **Entrance Hall:**

Carpet flooring, stairs rising to first floor accommodation with under stairs storage. Door to kitchen, cloakroom and lounge/diner.

### **Cloakroom:**

Fitted with a suite to comprise: Wash hand basin and w.c. Tiled splash back surround, tiled flooring.

### **Lounge:**

21' 8" max x 14' 5" ( 6.60m max x 4.39m )  
Double glazed window to front aspect, carpet flooring, access to conservatory.

### **Garden Room / Office:**

11' 3" x 8' 2" ( 3.43m x 2.49m )  
Carpet flooring, double glazed sliding patio doors to garden.

### **Kitchen / Diner:**

18' 2" x 11' 3" ( 5.54m x 3.43m )  
Fitted with a range of base and eye level units with wood work surfaces over, integrated oven and grill, 1 1/2 bowl sink with drainer, tiled splash backs, gas hob, door leading to utility room and garage, vinyl flooring.

### **Utility Room:**

14' 1" x 6' 9" ( 4.29m x 2.06m )  
Vinyl flooring, door leading to garage, sink with drainer, plumbing for a washer/dryer and points for additional fridge freezer.

### **Landing:**

Carpet flooring, window to side aspect, access to bedrooms and bathroom, access to loft, airing

cupboard.

### **Bedroom One:**

10' 6" x 9' 6" ( 3.20m x 2.90m )  
Carpet flooring, double glazed window to front aspect, fitted sliding wardrobes and vanity unit.

### **Bedroom Two:**

11' 8" x 9' ( 3.56m x 2.74m )  
Carpet flooring, double glazed window to rear aspect.

### **Bedroom Three:**

9' 7" max x 6' 1" ( 2.92m max x 1.85m )  
Carpet flooring, built-in storage cupboard, double glazed window to front aspect.

### **Bedroom Four:**

6' 9" max x 6' 8" max ( 2.06m max x 2.03m max )  
Carpet flooring, double glazed window to rear aspect, fitted shower cubicle.

### **Bathroom:**

Double glazed window to rear aspect and fitted with a suite to comprise: Panelled bath, wash hand basin and w.c. Carpet flooring, fully tiled floor to ceiling.

### **Outside:**

#### **Front Garden:**

Set behind a low level brick wall, paving to front, driveway providing parking for one car leading to garage.

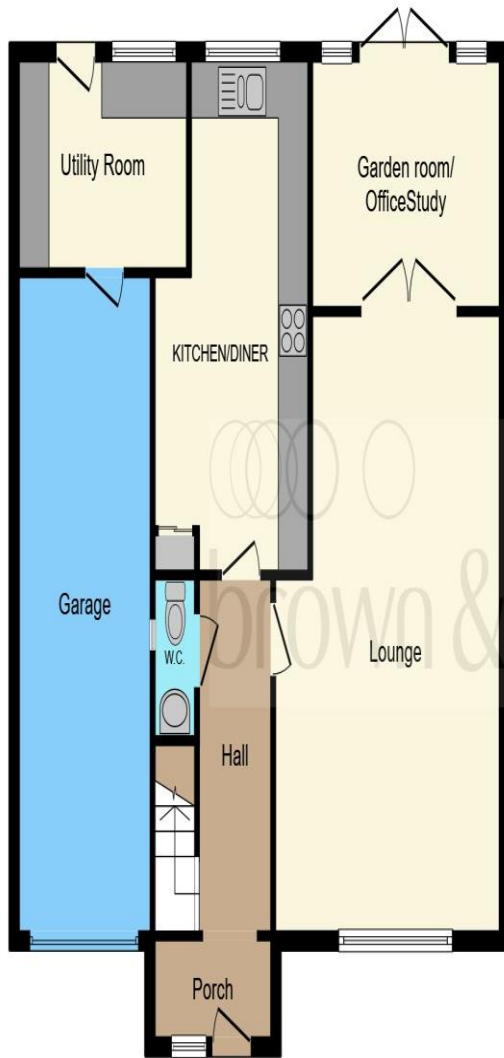
#### **Rear Garden:**

Access to playing fields via side gate, shed with power and lighting, mix of patio and shrub areas, seating patio areas.

#### **Garage:**

Pitched roof, power and light, overhead space for storage.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Welland Drive,**  
**Newport Pagnell**

- DETACHED
- FOUR BEDROOMS
- DOWNSTAIRS CLOAKROOM and UTILITY
- CONSERVATORY
- GARDEN, GARAGE AND PARKING

Tenure: Freehold EPC Rating: D

**£475,000**



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