



Welland Drive, Newport Pagnell, MK16 9DX

welcome to

Welland Drive, Newport Pagnell

A spacious four-bedroom semi-detached home on the sought after Rivers Development. Benefits include multiple vehicle parking, garage, cloakroom, utility room, and a bright conservatory. A superb family home in a prime Newport Pagnell location.

Entrance Porch

Double-glazed door to the front, storage cupboard and carpet. Door to the entrance hall.

Entrance Hall

Stairs to the first floor, carpet and radiator. Doors to the cloakroom, kitchen and lounge/diner.

Cloakroom

Wash hand basin and low-level WC. Radiator and carpet.

Lounge/Diner

Double-glazed window to the front, 2 radiators, carpet and double-glazed Patio doors to the conservatory.

Conservatory

Of Upvc construction with double-glazed windows to the rear, carpet and double-glazed doors to the side.

Kitchen

Fitted with a mix of wall and base units with work top over, 1.5 stainless steel sink with mixer tap and drainer, integrated eye-level electric oven and induction hob with extractor fan over. Integrated dishwasher and radiator. Double-glazed window to the rear.

Utility Room

Storage units, space for a washing machine and a fridge/freezer. Door to the garage and double-glazed Patio doors leading out to the garden.

First Floor Landing

Stairs from the ground floor, airing cupboard housing the boiler, loft access and double-glazed window to the side. Doors to all bedrooms and the family bathroom.

Bedroom One

Radiator, carpet and double-glazed window to the front.

Bedroom Two

Radiator, carpet and double-glazed window to the rear.

Bedroom Three

Built-in storage, radiator, carpet and double-glazed window to the front.

Bedroom Four

Radiator, carpet and double-glazed window to the rear.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and bath with a shower over. Heated towel rail, vinyl flooring and double-glazed obscured window to the rear.





**Outside
Garage**

Garage with power and up & over door plus a door to the utility room.

Front Garden

Mainly laid to lawn with mature shrubs and tree plus a block paved driveway providing off-road parking.

Rear Garden

Enclosed by fencing the garden is mainly laid to lawn with a patio area and mature shrub borders plus a garden shed.



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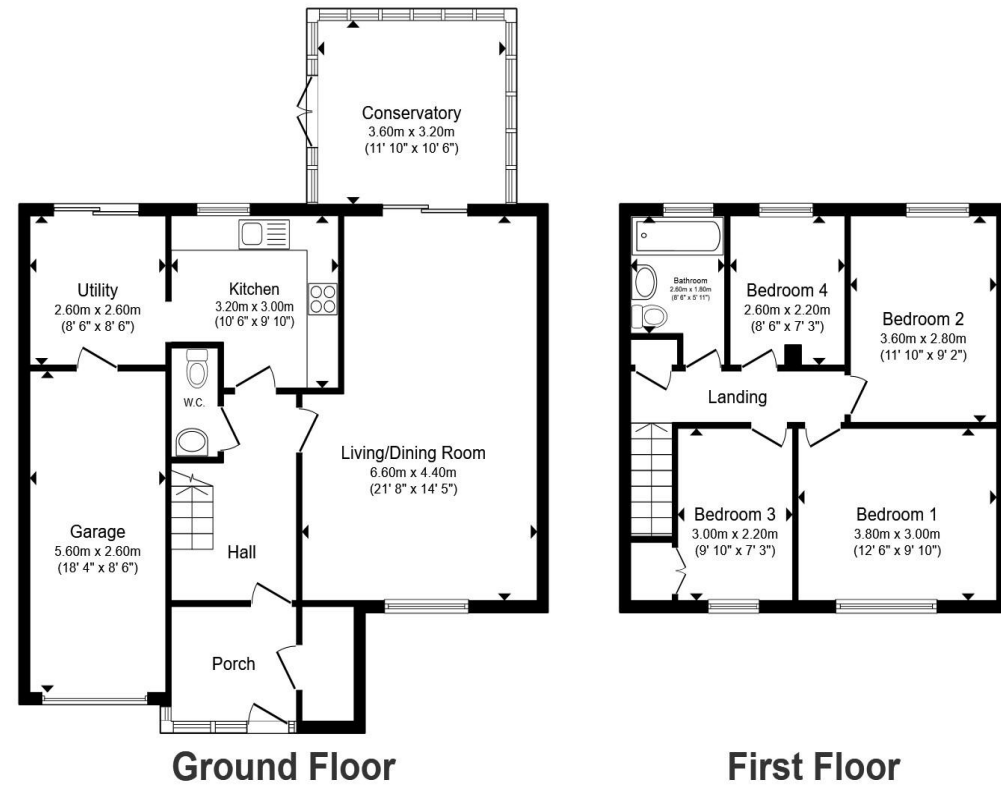
welcome to

Welland Drive, Newport Pagnell

- FOUR WELL PROPORTIONED BEDROOMS
- PERFECT FAMILY HOME
- MULTIPLE VEHICLE PARKING
- CLOAKROOM AND UTILITY ROOM
- SEMI-DETACHED

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£435,000



Total floor area 135.8 m² (1,462 sq.ft.) approx

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.propertybox.io



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Property Ref:
NPL108180 - 0005

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01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



brownandmerry.co.uk