



3 Northlands Road
Winterton, DN15 9PZ
£225,000

Bella
properties

**** CHAIN FREE ****

Presenting this deceptively spacious and charming four bedroom semi detached home, offered for sale through Bella Properties. An ideal opportunity for families, this home comes with plenty of charm and character throughout and is in a popular location close to good schools and convenient local amenities.

Upon entering, you are greeted by the entrance hallway, two generous open-plan reception rooms that provide flexible living and entertaining spaces, the well appointed kitchen which is undoubtedly the heart of the home completed by a practical utility room, and the downstairs shower room. Upstairs, the landing serves the four bedrooms, perfect for a growing family, and the bathroom. Externally, this home offers a large rear garden, ideal for outdoor entertaining.

Brimming with charm, early viewing is recommended on this great property!



Hall

Entrance to the property is via the front door and into the hallway. Coving to the ceiling, central heating radiator and internal door leads to the living room. Carpeted stairs lead to the first floor accommodation.

Living Room 13'11" x 13'11" (4.25 x 4.25)

Open plan with the dining room. Wooden flooring with coving to the ceiling, central heating radiator, electric feature log burner with marble effect surround and uPVC bay window faces to the front of the property.

Dining Room 15'5" x 10'9" (4.72 x 3.3)

Wooden flooring with coving to the ceiling, central heating radiator, electric feature log burner with marble effect surround and double doors lead to the kitchen.

Kitchen 15'7" x 17'1" (4.76 x 5.23)

Tiled flooring with central heating radiator, spotlights, Velux windows and French doors lead to the rear of the property. Base height and wall mounted units with wooden countertops, tiled splashbacks, central island with sink, and space for range cooker. A great space for entertaining!

Utility 11'7" x 8'7" (3.55 x 2.62)

Vinyl effect tiled flooring with central heating radiator and uPVC windows and door face to the side of the property. Storage space with space and plumbing for white goods.

Shower Room 5'0" x 8'7" (1.53 x 2.62)

Wooden flooring with part tiled walls, heated towel rail and uPVC windows face to the rear and side of the property. A three piece suite consisting of bathtub, sink and toilet.

Landing

Internal doors lead to the four bedrooms, bathroom and storage cupboard.

Bedroom One 15'0" x 11'5" (4.59 x 3.48)

Carpeted with central heating radiator and uPVC window faces to the rear of the property.

Bedroom Two 11'5" x 13'10" (3.48 x 4.24)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the front of the property.

Bedroom Three 10'2" x 8'4" (3.11 x 2.55)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Bedroom Four 9'5" x 13'4" (2.89 x 4.07)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property.

Bathroom 6'5" x 6'0" (1.97 x 1.85)

Part tiled walls with heated towel rail and uPVC window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a low maintenance garden with a driveway for off road parking. The driveway leads down the side of the property to the rear garden, via a wooden gate. The rear garden is generous in size and mainly laid to lawn, with gravelled area ideal for entertaining, with wooden summerhouse.

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.





Ground Floor



First Floor



Total area: approx. 148.2 sq. metres

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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