



**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.

### **Agents Note**

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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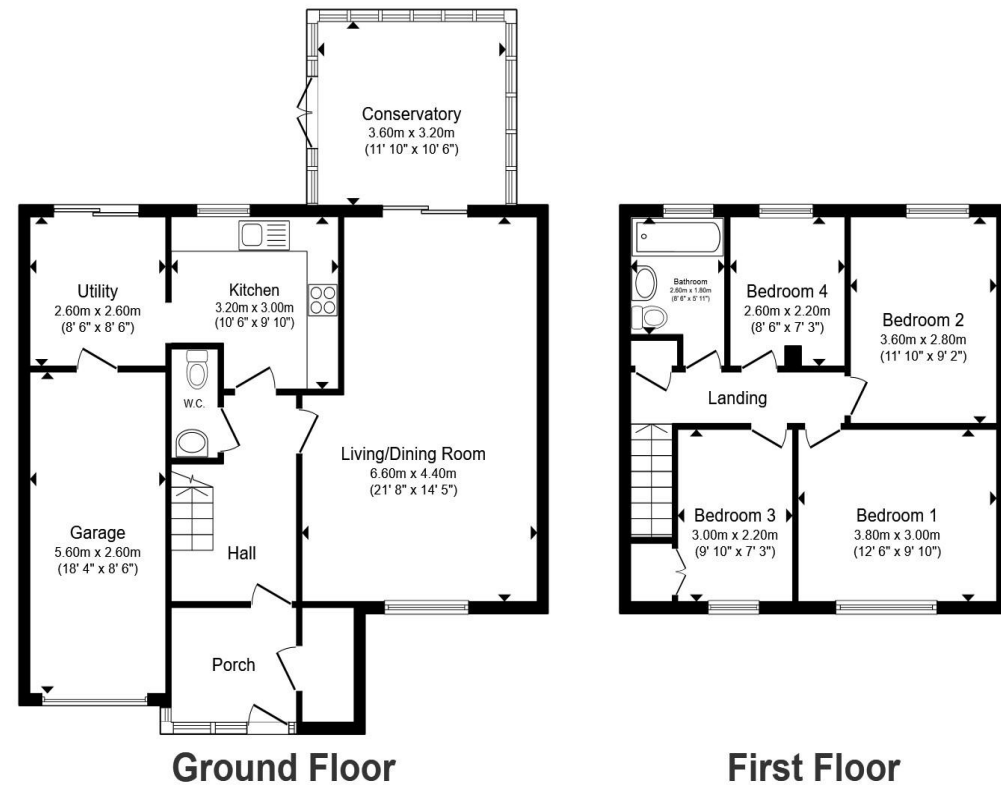
- FOUR WELL PROPORTIONED BEDROOMS
- PERFECT FAMILY HOME
- MULTIPLE VEHICLE PARKING
- CLOAKROOM AND UTILITY ROOM
- SEMI-DETACHED

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£410,000**



Total floor area 135.8 m<sup>2</sup> (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](http://www.propertybox.io)



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