



4 Cemetery Road
Winterton, DN15 9UH
£250,000

Bella
properties

Presenting for sale an immaculate detached bungalow located in Winterton! This exceptional property offers a unique living experience, tailored to meet the needs of families. It boasts three double bedrooms, an open plan kitchen/diner with its own utility room and spacious living room.

Set in a great location, local amenities such as schools, shops, pubs and transport links are within easy reach. The property itself briefly comprises of the entrance hallway, kitchen/diner, utility, W/C, living room, three bedrooms and family bathroom. Externally, there are lawned gardens to both the front and rear and off street parking.

Sold with no forward chain for ease of purchase, viewings are now available on this great family home!



Hallway

Entrance to the property is via the front double doors and into the hallway. Internal doors lead to the three bedrooms and kitchen/diner.

Kitchen/Diner 11'10" x 20'2" (3.63 x 6.16)

Wooden flooring with spotlights, central heating radiator, uPVC window faces to the rear of the property and uPVC French doors leads to the rear garden. Base height and wall mounted units with wooden countertops, integrated oven, microwave, hob and overhead extractor fan, integrated dishwasher and integrated stainless steel sink and drainer. Opening leads to the utility.

Utility 7'6" x 5'2" (2.29 x 1.6)

Wooden flooring with uPVC window facing to the front of the property.

Living Room 18'9" x 13'6" (5.73 x 4.14)

A lovely, bright room with open light with uPVC window facing to the side of the property, Bifold doors to the rear garden and sky lantern roof. Includes two central heating radiators.

Bedroom One 14'3" x 11'10" (4.36 x 3.63)

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

Bedroom Two 10'9" x 11'11" (3.29 x 3.64)

Carpeted with coving to the ceiling, spotlights and uPVC window faces to the front of the property.

Bedroom Three 10'10" x 11'10" (3.32 x 3.61)

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

W/C 2'10" x 5'1" (0.88 x 1.56)

A two piece suite consisting of toilet and sink.

Bathroom 5'9" x 8'4" (1.77 x 2.56)

Wooden flooring with part tiled walls, central heating radiator and uPVC window faces to the front of the property. A three piece suite consisting of bathtub, sink with vanity unit and toilet. Includes built in storage cupboard.

External

Set on a good size plot, to the front of the property is a lawned garden with pathway to the entrance of the property and a gravelled area for off road parking. The rear garden is also laid to lawn with wooden storage shed.

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



Total area: approx. 109.3 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
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