

4 Bedroom(s), Detached House, Freehold

Nutwell Close, Bessacarr.



- 3D Virtual Tour Available
- Stunning Detached Family Home
- Kitchen and Family Entertainment Area
- Downstairs Toilet
- Rear enclosed Garden with Summer House
- Solar Panels with Battery Storage

- No Chain
- Lounge & Dining Room
- Office/ Playroom
- Four Bedrooms Master having En Suite and Walk In Wardrobe
- Block Paved Driveway leading to a Double Garage

£525,000

For Sale

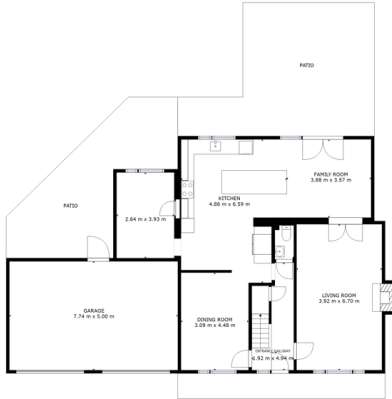
Book your viewing today Tel: 01302 247754

Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... We have loved living in this spacious 4 bedroom property with a generous garden. The modern kitchen come family room overlooking the garden is where we spend most of our time. It has a great location close to a host of amenities including local primary schools, shops, vets, dentists and doctors all within a 5 minute walk. The property nestles in a small cul de sac with fantastic warm and friendly neighbours. We will be sorry to leave but are downsizing.

Ground Floor

Floor Plan



TOTAL: 195 m²
 FLOOR 1: 108 m², FLOOR 2: 87 m²
 EXCLUDED AREAS: GARAGE: 39 m², PORCH: 11 m², PATIO: 73 m²,
 FIREPLACE: 0 m², CRAWL SPACE: 4 m²



Kitchen and Entertainment Area



Lounge





Dining Room



Office/Playroom

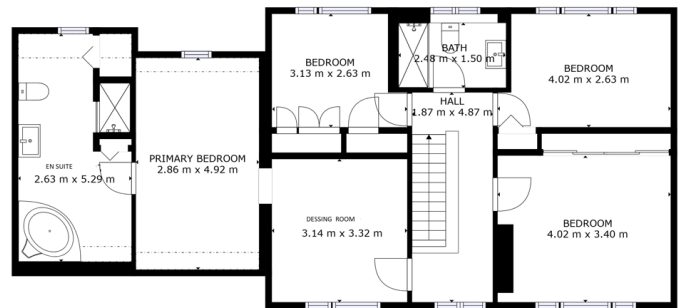


Ground Floor Toilet



First Floor

Floor Plan



TOTAL: 195 m²
 FLOOR 1: 108 m², FLOOR 2: 87 m²
 EXCLUDED AREAS: GARAGE: 39 m², PORCH: 11 m², PATIO: 73 m²,
 FIREPLACE: 0 m², CRAWL SPACE: 4 m²

FLOOR 2



Bedroom with walk in Wardrobe and En Suite Bathroom





Bedroom



Bedroom



Bedroom



Bathroom





External



Front Garden



Rear Garden



Property Information Form

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - |Yes

Average Annual Electricity Bills - £786

Average Annual Gas Bills - £1770

Average Annual Water Bills - £240

Tenure - Freehold





Panels - Yes, owned outright

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - 2020

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	