

**4 Bedroom(s), Detached House, Freehold**

**Conway Court, Bessacarr.**



- 3D Virtual Tour Available
- Detached Family Home
- Lounge And Second Reception Room
- Kitchen Diner
- Family Bathroom
- Two Garages And Driveway Allowing Parking For Multiple Cars To Park

- Sought After Location In Bessacarr
- Conservatory
- Ground Floor Shower Room And Separate W/C
- Four Bedrooms En Suite To Master
- Rear Enclosed Garden

**£290,000**

**Reduced**

*Book your viewing today* Tel: 01302 247754

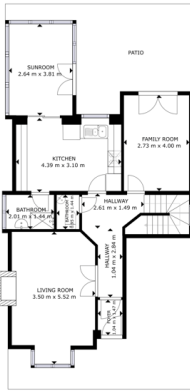


## Owner's View

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... This Spacious detached family home can be found in the sought after location of Bessacarr, close to many local amenities, schools and Lakeside close by, what's not to like? Don't hesitate book your appointment today!!

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR : 76.57 m<sup>2</sup>, SECOND FLOOR : 65.91 m<sup>2</sup>  
TOTAL : 142.48 m<sup>2</sup>

Matterport



Lounge



## Kitchen Diner



## Second Reception Room



## Conservatory



## Ground Floor Shower Room

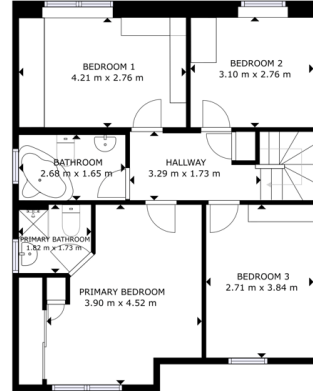


## Ground Floor W/C



## First Floor

### Floor Plan



GROUND FLOOR: 125.57 m<sup>2</sup> SECOND FLOOR: 65.99 m<sup>2</sup>  
TOTAL: 191.56 m<sup>2</sup>

Matterport

## Master Bedroom





## En Suite



## Bathroom



## Second Bedroom



## External

### Front Aspect



## Third Bedroom



### Rear Garden



## Fourth Bedroom



### Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -





Tenure - Freehold

Solar Panels - No

Space Heating System - External Condensing Boiler

Approximate Heating System Installation Date - Approx. 18 months

Water Heating System - External Condensing Boiler

Approximate Water Heating Installation Date - Approx. 18 months

Boiler Location - Garage

Approximate Electrical System Installation Date - 1999

Approximate Electrical System Test Date - 1999

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Not Known

Loft Boarded out - Partially

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 