

5 Bedroom(s), Detached House, Freehold

Hennings Close, Bessacarr.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Ground Floor W/C
- Family Bathroom with Separate Shower
- Integral Garage and Driveway Allowing for Two Cars to Park

- Lovely Detached Family Home on a Spacious Corner Plot
- Two Reception Rooms
- Five Bedrooms En Suite to Master
- Well Presented and Established Gardens Front and Back with Decking to the Rear
- Sought After Location In Bessacarr

£370,000
For Sale

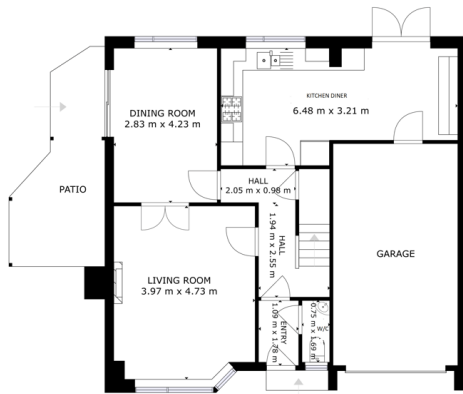
Book your viewing today Tel: 01302 247754

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 moved into this lovely, friendly, spacious cul de sac in 2000 with our 2 young children. They have now moved on, both purchasing properties within a mile of their family home. We have had such happy times here, surrounded by lovely neighbours and close to many amenities including fantastic primary and secondary schools, shops, local pubs, parks, countryside and close transport links. We are a 5 minute walk to the Lakeside development - ideal for leisurely walks around the lake, shopping, football and bars/restaurants. Our house is a large family home, with 5 generous bedrooms, 3 bathrooms and a beautiful wrap around garden that provides sunshine throughout the year.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 61.01 m² FLOOR 2: 81 m²
TOTAL: 142 m²

Matterport



Kitchen Diner



Lounge



Dining Room

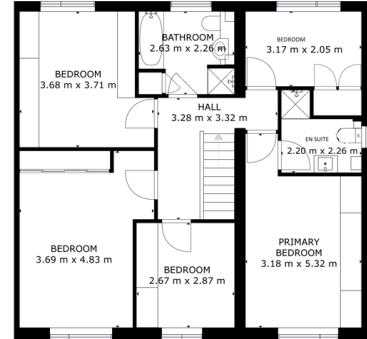


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 61 m², FLOOR 2: 81 m²
TOTAL: 142 m²

SIZE IS AN APPROXIMATION. ACTUAL MAY VARY.



Master Bedroom



En Suite



Second Bedroom



Third Bedroom



Fourth Bedroom



Fifth Bedroom



Family Bathroom



External



Front Aspect



Rear Garden



Property information

Council Tax Band - D
Utilities - Mains Gas, Mains Electricity, Mains Water
Water Meter - Yes
Average Annual Electricity Bills - £240 per month gas/electric together
- £2880 approx.
Average Annual Gas Bills - As Above
Average Annual Water Bills - £370





- Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -2005

Water Heating System -Gas combi boiler

Approximate Water Heating Installation Date - New boiler March 2024

Boiler Location - Internal garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

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>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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 

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