

5 Bedroom(s), Detached House, Freehold

Ellers Drive, Bessacarr.



- 3D Virtual Tour Available
- Five Bedrooms En Suite to Master
- Lounge and Play Room
- Modern Bathroom Suite
- Generous Front and Rear Gardens

- Stunning Three Storey Detached and Extended Family Home
- Modern and Contemporary Kitchen Dining and Family Room
- Utility and Ground Floor W/C
- Envious Location In Bessacarr
- Detached Double garage and driveway

**Offers in Region of
£550,000
For Sale**

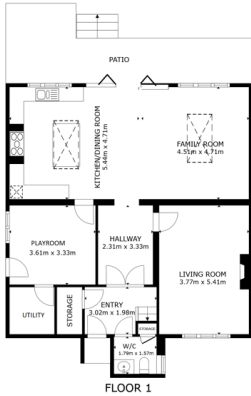
Book your viewing today Tel: 01302 247754

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 lived in this house for just over 9 years. During this time we have had 3 children and it has been the perfect family home. The large open plan living has been great for family get togethers. We have helped bring the house to modern standards and we are looking forward to handing on to its next owners for even more happy memories to be created.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 107.3 sqm FLOOR 2 182 sqm FLOOR 3 23.4 sqm
EXCLUDED AREAS: PATIO 23.9 sqm TERRACE 1.2 sqm
TOTAL: 164.4 sqm

Matterport

Entrance Hallway



Open Plan Kitchen Dining And Family Room



Lounge

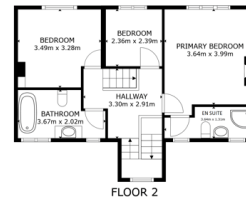


Utility



First Floor

Floor Plan



FLOOR 2



GRAND INTERNAL AREA
FLOOR 1 187.3 m² FLOOR 2 162 m² FLOOR 3 23.4 m²
EXCLUDED AREAS: PATIO 23.9 m² VERANDA 1.3 m²
TOTAL 384.4 m²



Play Room



Ground Floor W/C



Master Bedroom With En Suite





Bedroom



Bedroom

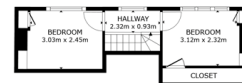


Family Bathroom



Second Floor

Floor Plan



FLOOR 3



GROSS INTERNAL AREA
FLOOR 1 107.2 m² FLOOR 2 162.0 m² FLOOR 3 23.4 m²
EXCLUDED AREAS: PATIO 23.9 m² VERANDA 1.2 m²
TOTAL: 184.6 m²
MEASUREMENTS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Front Aspect



Rear Garden

Bedroom



External

Property Information

Council Tax Band - E
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - £974
 Average Annual Gas Bills - £1122
 Average Annual Water Bills - £708
 Tenure - Freehold



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.

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Utility room on wall

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - June 2024

Fires/Heaters - None

Permanent Loft Ladder - N/A

Loft Insulation -Yes

Loft Boarded out - Partially

Are you aware of any building defects, safety issues or hazards at the

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked 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		
(69-80) C	71	80
(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	