

**4 Bedroom(s), Detached House, To be Advised**

**Plumpton Gardens, Bessacarr.**



- 3D Virtual Tour Available
- Three Reception Rooms
- Ground Floor W/C
- Family Bathroom
- Front and Rear Gardens

- Spacious and Well Presented Detached Family Home
- Modern and Contemporary Breakfast Kitchen
- Four Bedrooms En Suite To Master
- Integral garage and driveway allowing for off road parking
- Sought After Location

**£350,000**

**For Sale**

*Book your viewing today* Tel: 01302 247754

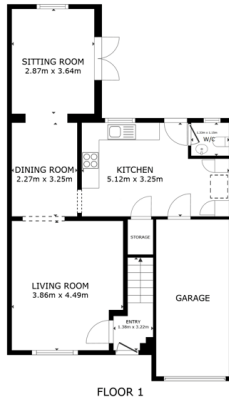


## Owner's View

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...

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 39.2 m<sup>2</sup> FLOOR 2: 24.4 m<sup>2</sup>  
EXCLUDED AREAS: 1. GARAGE: 13.8 m<sup>2</sup> REDUCED HEADROOM: 0.9 m<sup>2</sup>  
TOTAL: 113.7 m<sup>2</sup>

SIZES ARE APPROXIMATE AND REPRESENTATIVE, ACTUAL MAY VARY.



## Breakfast Kitchen





*We make it happen.*

Tel: 01302 247754 Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk) Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(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	