

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

**Apple Tree Way, Bessacarr.**



- 3D Virtual Tour Available
- Garden Room
- Stunning Detached Family Home Over Three Storeys
- Five Bedroom Two with En Suites
- Garage And Driveway Allowing For Multiple Cars To Park

- Study
- Spacious Modern Kitchen Diner And Utility Room
- Sought After Location in Bessacarr
- Beautiful Rear Enclosed Garden With Decking Areas And Pond
- Lounge And Garden Room

**£499,950**  
**For Sale**

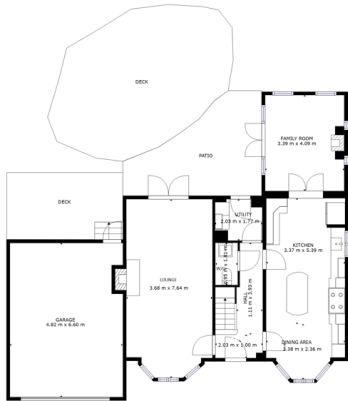
*Book your viewing today* Tel: 01302 247754

## 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 been involved with the property being built from the start and have therefore been able to make some nice additions and personal touches for example the two balconies to the third floor the re-design of kitchen/dining room and fitting a bespoke kitchen, also the addition of the Garden Room. The outside space has been totally landscaped with the bonus of the hot tub and gazebo and room for a BBQ and outdoor kitchen making summer BBQ's lots of fun.

## Ground Floor

### Floor Plan



GRAND INTERNAL AREA  
 FLOOR 1: 83 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
 FLOOR 3: 26 m<sup>2</sup>, FLOOR 4: 26 m<sup>2</sup>  
 GARAGE: 32 m<sup>2</sup>, DECK: 33 m<sup>2</sup>  
 PATIO: 19 m<sup>2</sup>, REDUCED PENNSION BELOW 3.0m: 9 m<sup>2</sup>  
 TOTAL: 185 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1



## Kitchen Diner



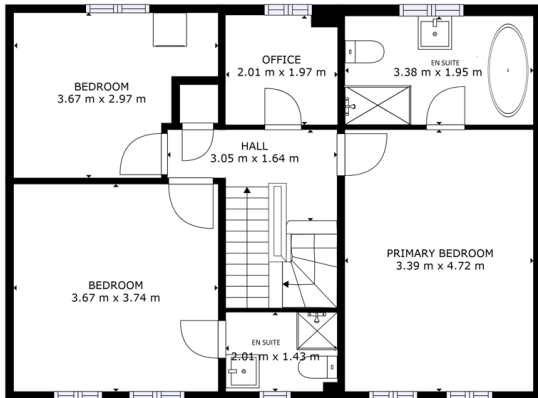
## Garden Room



## Lounge



## FIRST FLOOR Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 81 m<sup>2</sup>; FLOOR 2: 43 m<sup>2</sup>  
 FLOOR 3: 28 m<sup>2</sup>; UNFINISHED AREA:  
 GARAGE: 31 m<sup>2</sup>; DECK: 31 m<sup>2</sup>  
 PATIO: 19 m<sup>2</sup>; POOLCOURT TERRACE: 3.3m x 9m  
 TOTAL: 183 m<sup>2</sup>  
SIZES AND DIMENSIONS GIVEN APPROXIMATE, ACTUAL MAY VARY.



## Master En Suite



## Second Bedroom



## Second Bedroom En Suite



## Master Bedroom



**Third Bedroom**



**Fourth Bedroom**

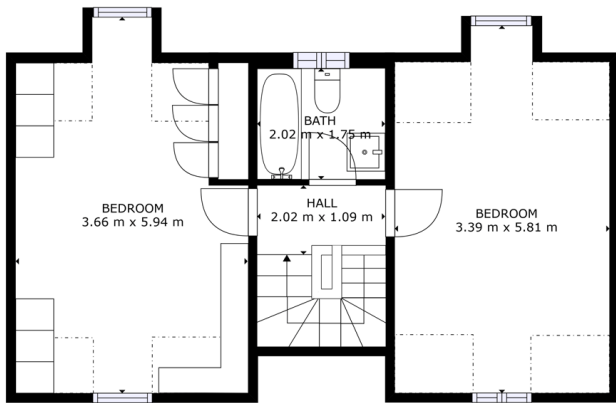


**Study**



**Second Floor**

**Floor Plan**



GROSS INTERNAL AREA  
 FLOOR 1: 81 m<sup>2</sup>, FLOOR 2: 43 m<sup>2</sup>  
 FLOOR 3: 28 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 31 m<sup>2</sup>, DECK: 31 m<sup>2</sup>  
 PATIO: 19 m<sup>2</sup>, PROPOSED TERRAZZO BELOW: 3.34 m<sup>2</sup>  
 TOTAL: 185 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Bathroom**



## Fifth Bedroom/Lounge



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

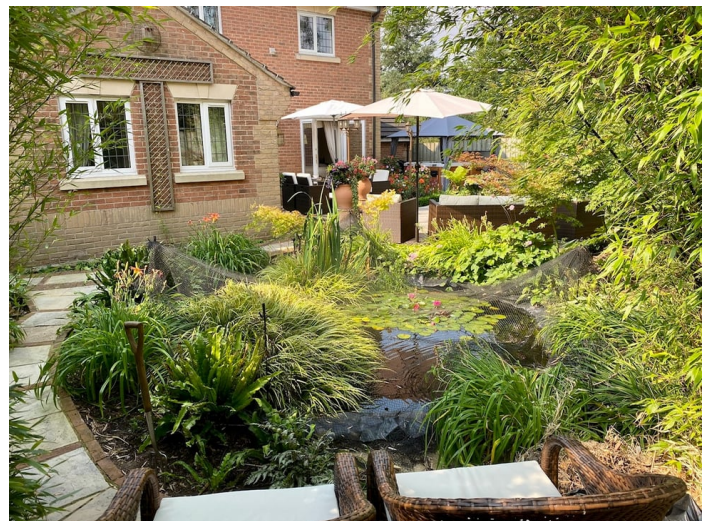
Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)



Approximate Heating System Installation Date - From new

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

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.

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## 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>		83
(69-80) <b>C</b>	72	
(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 