

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

**Burnham Close, Bessacarr.**



- 3D Virtual Tour Available
- Lounge and Dining Room
- Double Garage & Driveway Allowing for Multiple Cars to Park
- Family Bathroom and Separate Cloakroom
- Corner Plot In A Sought After Location

- Detached Bungalow with Established Gardens
- Breakfast Kitchen and Utility Room
- Five Double Bedrooms En Suite to Master
- Out Building/Utility

**Offers in Region  
of  
£385,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

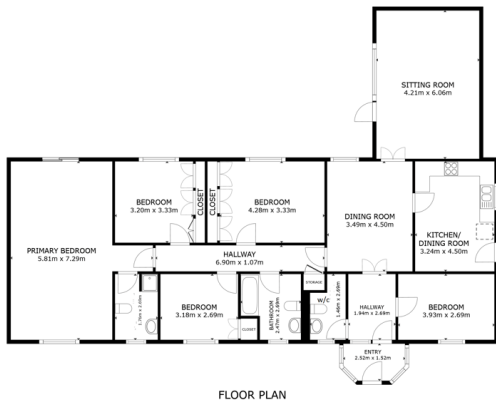


## Owner's View

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... A spacious bungalow with 5 bedrooms and good sized front and back garden in a ideally situated quiet cul de sac and yet close to amenities like shops, surgery, bus stop etc. Good schools nearby and hence a family home, we liked it so much that lived in for 40 years! walking distance to the Lakeside and walks nearby. Very good neighbourhood. Desirable property, must view.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR PLAN 173.8 m<sup>2</sup>  
TOTAL: 177.8 m<sup>2</sup>

Matterport

### Lounge



4.21m x 6.06m (13' 10" x 19' 11")

### Dining Room



3.49m x 4.5m (11' 5" x 14' 9")

### Breakfast Kitchen



3.24m x 4.5m (10' 8" x 14' 9")





**Utility**



**Toilet**



1.94m x 2.96m (6' 4" x 9' 9")

**Bedroom with En Suite**



5.81m x 7.29m (19' 1" x 23' 11")



1.76m x 2.69m En Suite

**Bedroom**



3.93m x 2.69m (12' 11" x 8' 10")

**Bedroom**



4.28m x 3.33m (14' 1" x 10' 11")



## Bedroom/Office



3.93m x 2.69m (12' 11" x 8' 10")

## Bathroom



0m x 0m (0' 0" x 0' 0") 2.47m x 2.69m (8' 1" x 8' 10")

## External

### Front Garden



### Rear Garden







## Double Garage



## Property Information Form

Council Tax Band - E

Utilities - Mains Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Approx. £4,000 +

Average Annual Gas Bills - No gas at the property, but connection in garage.

Average Annual Water Bills - £287.85 (last estimate)

Tenure - Freehold

Solar Panels - No

Space Heating System - Electric Heaters

Approximate Heating System Installation Date - At the time of construction circa mid 1970s

Water Heating System - Electric immersion heated tank

Approximate Water Heating Installation Date - When built (see above)

Boiler Location - Inside in airing cupboard

Approximate Electrical System Installation Date - When built

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Boarded partly one end to the other

It has two storage heater radiators each in 2 rooms and two in each of other rooms

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

