

**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**

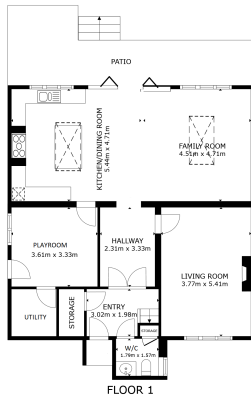
*Book your viewing today* Tel: 01302 247754

## 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 m<sup>2</sup> FLOOR 2 18.7 m<sup>2</sup> FLOOR 3 23.4 m<sup>2</sup>  
EXCLUDED AREAS : PATIO 23.9 m<sup>2</sup> VERANDA 1.2 m<sup>2</sup>  
TOTAL 148.4 m<sup>2</sup>

Matterport

### Entrance Hallway



### Open Plan Kitchen Dining And Family Room



## Lounge



## Play Room



## Ground Floor W/C

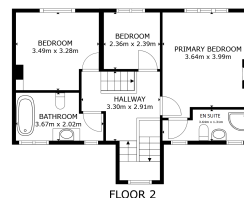


## Utility



## First Floor

## Floor Plan



ORIGINS INTERNAL AREA  
FLOOR 1 1,167.3 m<sup>2</sup> FLOOR 2 1,167.3 m<sup>2</sup> FLOOR 3 1,167.3 m<sup>2</sup>  
EXCLUDED AREAS: TERRACE 23.9 m<sup>2</sup> VERANDA 1.2 m<sup>2</sup>  
TOTAL 2,468.4 m<sup>2</sup>

Matterport

## Master Bedroom With En Suite





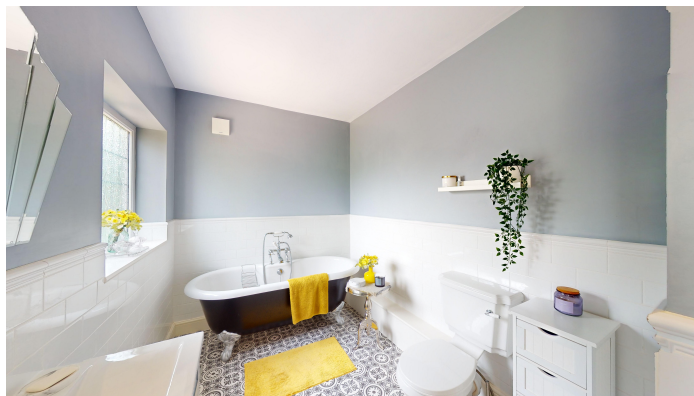
Bedroom



Bedroom

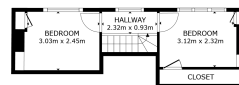


Family Bathroom



Second Floor

Floor Plan



FLOOR 3



GRAND INTERNAL AREA  
FLOOR 1: 107.3 m<sup>2</sup> FLOOR 2: 16.4 m<sup>2</sup> FLOOR 3: 23.4 m<sup>2</sup>  
EXCLUDED AREAS: PATIO 2.9 m<sup>2</sup> VERANDA 1.2 m<sup>2</sup>  
TOTAL: 147.4 m<sup>2</sup>  
SIZES AND CORRESPONDING AREAS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

## Bedroom



## Bedroom



## External



## Front Aspect



## Rear Garden



## 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



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

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

