

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

**Stoops Lane, Bessacarr.**



- 3D Virtual Tour Available
- Six Bedroom Detached Family Home
- Utility Room
- Enclosed Rear And Side Gardens
- Open Plan Kitchen Dining Living Space

- Sought After Location in Bessacarr
- Family Bathroom & Separate Shower Room
- Integral Double Garage And Driveway Allowing For Multiple Cars To Park
- Ground Floor W/C
- No Chain

**Offers Over  
£440,000  
Reduced**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Available with no onward chain.

A fully renovated house with complete layout change making it perfect for the growing family or a couple needing space or even a multi-generational family. In addition to larger rooms and new décor the house also benefits from all new plumbing and radiators throughout, a new boiler repositioned in the loft to save space, structured network cables and WIFI hotspots discreetly mounted in the ceilings to ensure you never drop signal no matter how heavy the bandwidth use.

## Ground Floor

### Floor Plan



1ST FLOOR

GRAND TOTAL AREA:  
1ST FLOOR: 100.00 m<sup>2</sup>  
TOTAL: 100.00 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



### Open Plan Kitchen Dining And Sitting Space



### Utility Room



## Lounge



## Music Room/Office

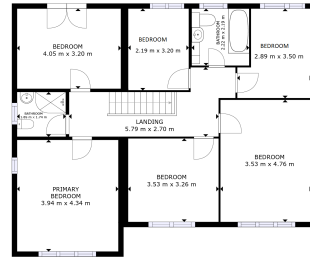


## Ground Floor W/C



## First Floor

### Floor Plan



2ND FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 84 m<sup>2</sup> 2ND FLOOR: 100 m<sup>2</sup>  
TOTAL: 184 m<sup>2</sup>

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 Matterport

## Master Bedroom





**Second Bedroom**



**Fourth Bedroom**



**Third Bedroom**



**Fifth Bedroom**



## Sixth Bedroom



## Family Bathroom



## Shower Room



## External

## Front Aspect



## Rear And Side Gardens



## Property Information

Council Tax Band - D  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - 4000Kwh  
 Average Annual Gas Bills - 15000Kwh  
 Average Annual Water Bills - £600  
 Tenure - Freehold

Solar Panels - No panels at present however we are considering getting them installed. If we do then we would like to add them to the cost of the house or take them with us. Quote price is £10k  
 Space Heating System - Gas Boiler with radiators (Combi)  
 Approximate Heating System Installation Date - 2020  
 Water Heating System - Gas combi boiler  
 Approximate Water Heating Installation Date - 2020  
 Boiler Location - Loft apex



Approximate Electrical System Installation Date - 2015  
Approximate Electrical System Test Date - 2022 (cert available)  
Fires/Heaters - Solid Fuel (coal, wood)  
Permanent Loft Ladder - Yes  
Loft Insulation - Yes  
Loft Boarded out - Yes

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(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	