

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

**Warnington Drive, Bessacarr. DN4.**



- 3D Virtual Tour Available
- Conservatory
- Four Spacious Bedrooms Across Two Floors
- Downstairs W/C
- Driveway and Garage offering Ample Parking

- Sizeable Lounge and Dining Area
- Kitchen and Utility Space
- Two Family Bathrooms
- Detached Dorma Bungalow on a Generous Plot in an Envious Location

**£580,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

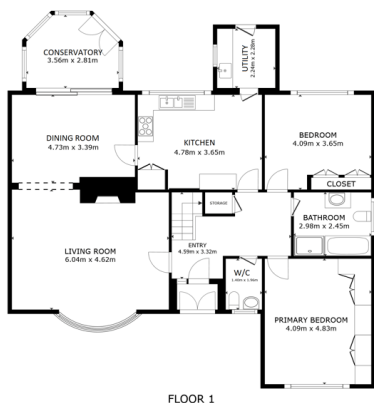


## Owner's View

Nestled in an affluent and highly sought-after area, this charming 4-bedroom detached dormer bungalow offers an exceptional opportunity for families and property enthusiasts alike. Situated on a spacious plot with a sizeable driveway, ample parking space, and a garage, this property combines convenience, potential, and comfort in equal measure. This property offers incredible scope for renovation, allowing you to modernize and personalize to suit your taste and lifestyle. Whether you're looking to create an open-plan living space or enhance its already versatile layout, the possibilities are endless.

## Ground Floor

### Floor Plan



GRAND INTERNAL AREA  
FLOOR 1: 116.1 sq. ft. FLOOR 2: 121.9 sq. ft.  
EXCLUDED AREAS: VERANDA: 1.1 sq. ft. REDUCED HEADROOM 7.0 sq. ft.  
TOTAL: 177.9 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

## Lounge



## Dining Room



## Kitchen







**Utility**



**Conservatory**



**Master Bedroom**



**Bedroom**



**Family Bathroom**







W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 140.0 m<sup>2</sup> FLOOR 2 32.9 m<sup>2</sup>  
EXCLUDED AREAS: VERANDA 3.1 m<sup>2</sup> INSULATED BEDROOM 7.0 m<sup>2</sup>  
TOTAL: 172.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Bedroom



Bedroom



Family Bathroom



Externals



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - no

Tenure - Freehold

Solar Panels - No

Space Heating System - Warm air

Approximate Heating System Installation Date -

Water Heating System - Gas Condenser Boiler

Approximate Water Heating Installation Date -

Boiler Location - Loft, and cupboard in kitchen for Warm Air system

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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. - Yes restrictive covenants and conservation area

Are you aware of any known risk to flooding at the property? - No





# 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)

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - planning permission pending for extension at 22 Warrington Drive

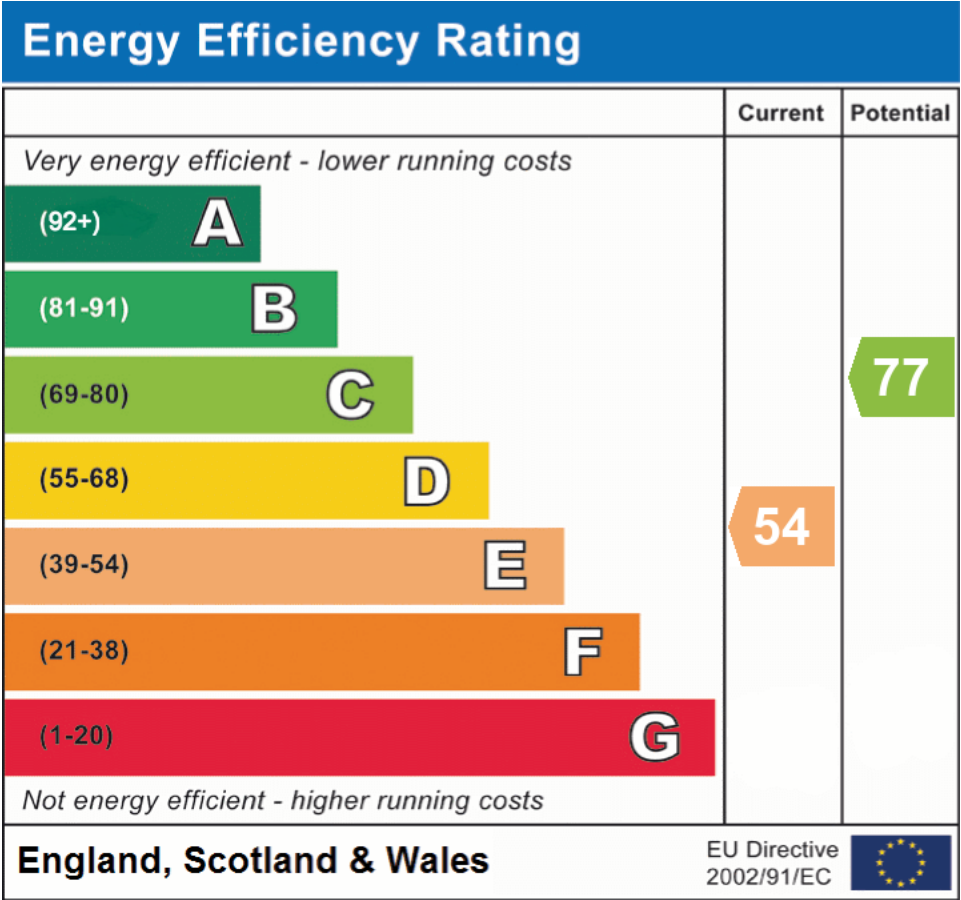
Has the property been adapted, or benefit from any accessibility features? - Yes – hand rails for persons with limited mobility

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



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