

4 Bedroom(s), Detached House, Freehold

Bawtry Road, Bessacarr.



- No Chain
- Sociable Kitchen, Dining and Entertainment Area
- Playroom and Study
- Four Double Bedrooms with En Suite to Master
- House is fully networked and can use 5G router for super fast speeds 400mb +

- Stunning Detached Executive Family Room in a Enviably Location
- Lounge
- Walk in Pantry and Utility
- Family Bathroom
- 4 x 4K CCTV Cameras and 2TB Recording Box

**Offers in Region
of
£450,000
For Sale**

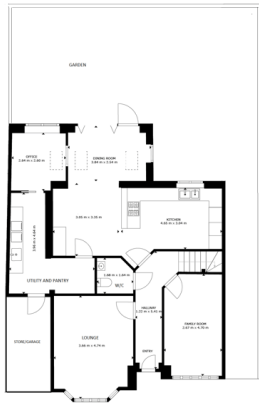
Book your viewing today Tel: 01302 247754

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... Our lovely detached family home is a true labour of love, having been transformed with care to create the perfect sanctuary for our family life. Every detail of this home has been thoughtfully considered and enhanced including the spacious extension that seamlessly blends into the original architecture. The neutral, yet warm and homely interior has been carefully designed to balance comfort with modern convenience and the garden offers a beautiful sunny private space. The house is ideally set back off Bawtry Road, has private access and parking with plenty of room for socialising but also for quiet remote working.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 26.97 sq. m. FLOOR 2: 7.75 sq. m.
TOTAL: 34.72 sq. m. (APPROXIMATE)
SIZES AND DIMENSIONS TO FINISH. ACTUAL MAY VARY.

Matterport

Entrance Hallway



Open Plan Kitchen Diner and Entertainment Area



Walk In Pantry and Utility Room





Lounge



Family Room

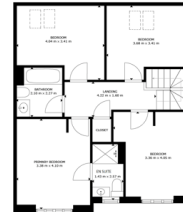


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 68 m² FLOOR 2: 71 m²
 TOTAL: 139 m²
 SIZES AND CORRESPONDING AREAS IN PARENTHESES, ACTUAL MAY VARY



Master Bedroom With En Suite





Bedroom



Bedroom



Bedroom



Family Bathroom



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 - £830.78

Average Annual Gas Bills - £424.32

Average Annual Water Bills - £340

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.



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - upgraded in 2020

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date - upgraded in 2023

Approximate Electrical System Test Date - November 2023

Fires/Heaters - None

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Mostly along with additional insulation.

Restrictions on the Use of the Property: Conservation area. Oak tree has a TPO and is owner's responsibility. However all properties chip in. No wild animals and standard covenant that it can't be used for certain businesses

Accessibility - Path to front door is ramped for wheelchair access. Downstairs toilet is wide access. All prior to us moving in. Done on original build in 2009.

Are you aware of any building defects, safety issues or hazards at the property? - 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

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+) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	