

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

**Stone Croft, Bessacarr.**



- 3D Virtual Tour Available
- Stylish Breakfast Kitchen and Utility Room
- Office/Playroom
- Integral Double Garage and Driveway Allowing for Multiple Cars to Park
- Four Double Bedrooms Two with En Suites and Walk in Wardrobes

- Beautiful Detached Family Home In a Sought After Location
- Spacious Lounge and Separate Dining Area
- Ground Floor W/C
- Front and Rear Gardens
- Suitable For Multi-Generational Families

**Offers Over**  
**£545,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



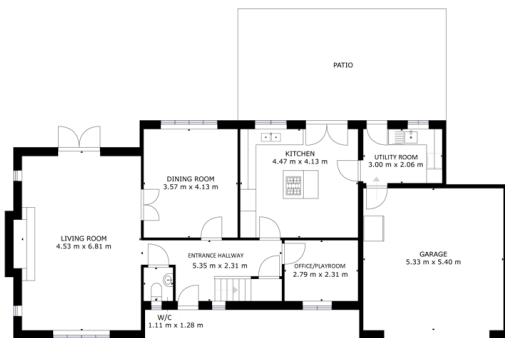
## Owner's View

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 moved in from new and watched a very high-quality build in the lead up. Initially we had three generations living here, managing to have enough personal space for all of the family, including separate sitting rooms and dining areas. Our home benefits from being on a corner plot. It has also been a perfect party house with three patio area in the garden, a games room, bar and gym in the generous sized garage.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 90 m<sup>2</sup>; FLOOR 2: 105 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 29 m<sup>2</sup>  
TOTAL: 195 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

### Breakfast Kitchen



### Utility Room



### Lounge



### Dining Room



## Playroom/Office



## Floor Plan



## Ground Floor w/C



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 90 m<sup>2</sup>, FLOOR 2: 105 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 20 m<sup>2</sup>  
TOTAL: 195 m<sup>2</sup>  
QUEST AND CORRESPONDENCE TO: THE PROPERTY HIVE, ACTUAL MAY VARY

Matterport

## First Bedroom Suite



## Double Garage/Games Room



## First Floor





## Second Bedroom Suite



## Third Bedroom



## Fourth Bedroom



## Family Bathroom





## External

### Front Aspect



### Rear Garden



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New condenser boiler October 2022

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Boiler 2022, rest of system 2005

Boiler Location - Internal storeroom next to Kitchen/utility

Approximate Electrical System Installation Date - 2005

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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.

## Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

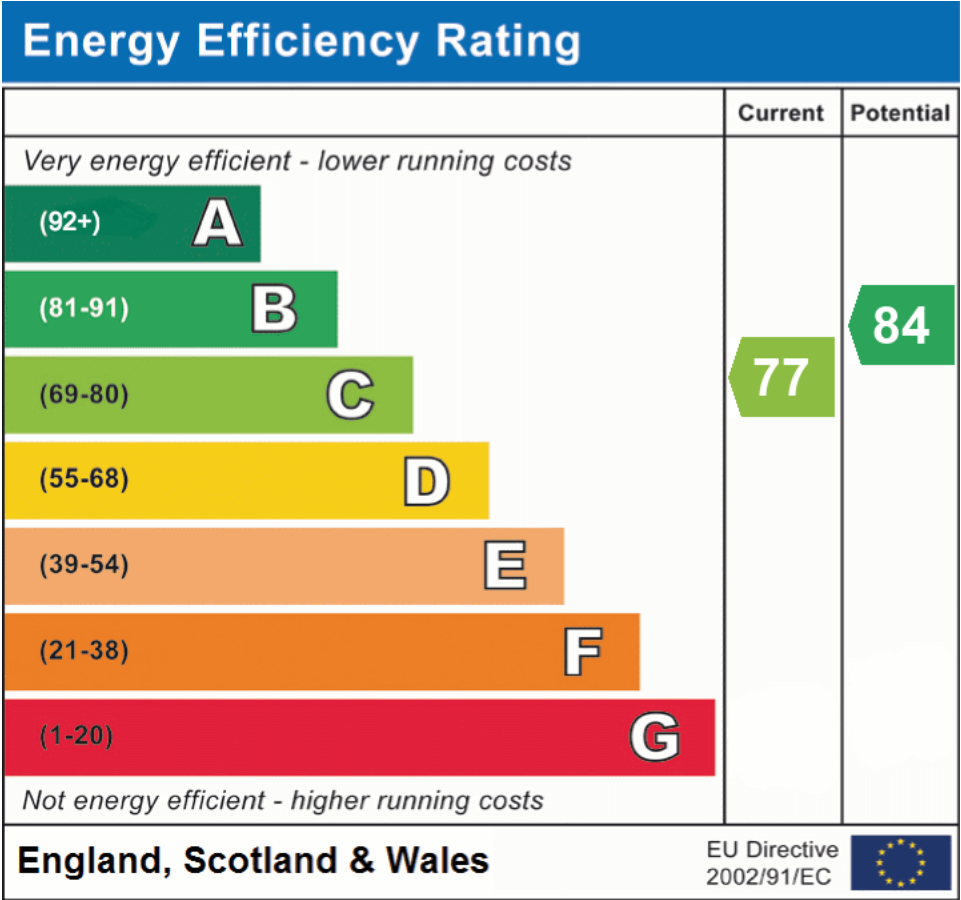
Average Annual Gas Bills -

Average Annual Water Bills - £500

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



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.