

4 Bedroom(s), Detached House, Freehold

Laneham Close, Bessacarr.



- 3D Virtual Tour Available
- Open Plan Lounge and Dining Room
- Stylish Kitchen
- Four Double Bedrooms
- South Facing Rear Enclosed Garden

- Spacious Detached Family Home on a Corner Plot
- Garden Room
- Ground Floor W/C and Utility Room
- Integral Garage and Driveway Allowing for Two Cars to Park
- Sought After Location In Bessacarr

£340,000
For Sale

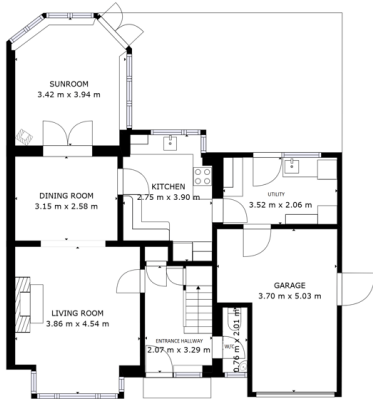
Book your viewing today Tel: 01302 247754

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... Introducing Laneham Close - a spacious detached family home nestled in the sought-after Bessacarr area. This property boasts an inviting open-plan lounge dining room, perfect for gatherings. Enjoy the tranquil garden room, ideal for relaxation. With four double bedrooms, there's ample space for the whole family. Step into the south-facing rear enclosed garden, offering both privacy and sunlight. Welcome to your new sanctuary.

Ground Floor

Floor Plan



TOTAL: 132 m²
FLOOR 1: 68 m², FLOOR 2: 64 m²
EXCLUDED AREAS: GARAGE: 16 m², PATIO: 27 m²

FLOOR 1



Utility Room



Open Plan Lounge and Dining Room



Kitchen





Garden Room

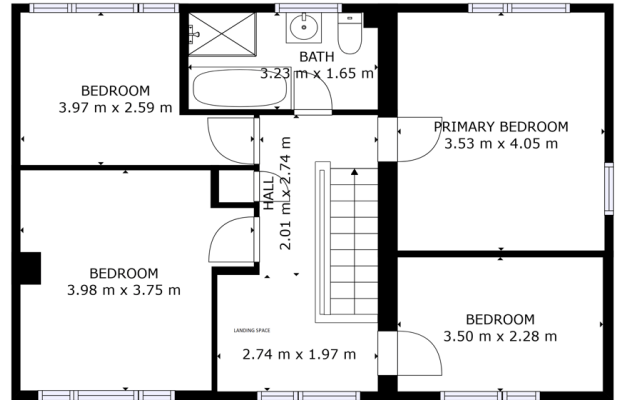


Ground Floor W/C



First Floor

Floor Plan



TOTAL: 132 m²
 FLOOR 1: 68 m², FLOOR 2: 64 m²
 EXCLUDED AREAS: GARAGE: 16 m², PATIO: 27 m²

FLOOR 2



Bedroom



Bedroom



Bedroom



Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills - £450

Tenure - Freehold

Solar Panels - No



Space Heating System - Gas Boiler with radiators (Combi)
Approximate Heating System Installation Date - New boiler in 2016
Water Heating System - Gas combi boiler
Approximate Water Heating Installation Date - New boiler in 2016
Boiler Location - utility room
Approximate Electrical System Installation Date -
Approximate Electrical System Test Date -
Fires/Heaters - Gas
Permanent Loft Ladder - No
Loft Insulation - Yes
Loft Boarded out - 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		
(69-80) C		78
(55-68) D	60	
(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 