

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

**Fillies Avenue, Bessacarr.**



- 3D Virtual Tour Available
- Open Plan Kitchen Diner
- Spacious Lounge
- Five Bedrooms En Suite to Master
- Integral Garage

- Lovely Detached Family Home
- Utility and Ground Floor W/C
- Cloakroom and Dog Friendly Wet Room
- Modern Family Bathroom Suite
- Driveway Allowing for Off Road Parking

**£385,000**  
**For Sale**

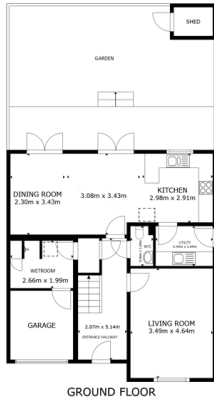
*Book your viewing today* Tel: 01302 247754

## 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... Five Bedroom family home with open plan kitchen diner on the ground floor with separate living room. The property benefits from, off road parking and integral garage space. In a prime location looking out to bridle path and away from the main estate traffic and road noise.

## Ground Floor

### Floor Plan



GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 52.0 m<sup>2</sup> FLOOR 1 77.5 m<sup>2</sup>  
EXCLUDED AREA: GARAGE 5.2 m<sup>2</sup> PATIO 52.0 m<sup>2</sup>  
TOTAL: 150.5 m<sup>2</sup>

SIZES ARE APPROXIMATE AND REPRESENTATIVE, ACTUAL MAY VARY



### Utility Room



### Open Plan Kitchen Diner



### Lounge



## Ground Floor W/C

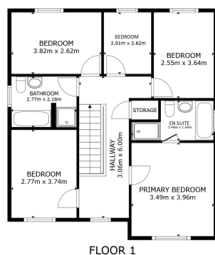


## Wet Room



## First Floor

## Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 22.6 m<sup>2</sup> FLOOR 1 27.2 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE 8 m<sup>2</sup> PATIO 12.0 m<sup>2</sup>  
TOTAL : 156.3 m<sup>2</sup>

SIZE 1 AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom With En Suite



## Bedroom



## 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 - No

Average Annual Electricity Bills - £2000

Average Annual Gas Bills - £2000

Average Annual Water Bills - £400

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2019

Boiler Location - Garage/Boot room

Approximate Electrical System Installation Date - 2019

Approximate Electrical System Test Date - 2019

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - No

Loft Boarded out - 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)

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.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>88</b>
(69-80) <b>C</b>		
(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	