

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

**Ellers Avenue, Bessacarr.**



- 3D Virtual Tour Available
- Spacious Detached Family Home In an Envidable Location
- Three Reception Rooms
- Modern Family Bathroom Suite
- Outdoor Garden Room Overlooking the Rear Garden

- No Chain
- Open Plan Kitchen Dining and Living Area
- Utility and Ground Floor W/C
- Detached Garage and Gated Driveway Allowing for Multiple Cars to Park
- Generous Front and Substantial Rear South Facing Garden

**Offers Over  
£585,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

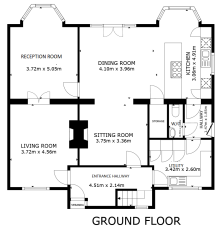


## Owner's View

Step into our charming family home that has been lovingly cherished and renovated over the years. Situated in a coveted and prestigious location, this spacious property offers a great deal to families or those requiring spacious and versatile living. At the heart of this residence lies a very spacious open-plan kitchen and family room, radiating warmth and versatility to cater to your family's every need. Whether it's creating lasting memories with family gatherings or hosting unforgettable parties, this welcoming space sets the perfect backdrop for all your family and social celebrations. Step through the French doors into the expansive south-facing garden, complete with a generous decking area and experience additional adaptable space for all occasions. With 4 bedrooms and 3 reception rooms our home really enables flexible living allowing all family members to enjoy time together but also their own space when required.

## Ground Floor

### Floor Plan



GROUND FLOOR  
GROSS INTERNAL AREA  
 GROUND FLOOR: 155.6 m<sup>2</sup> FLOOR 1: 102.5 m<sup>2</sup>  
 EXCLUDED AREAS: VERANDA: 10.0 m<sup>2</sup> GARAGE: 10.0 m<sup>2</sup>  
 TOTAL: 268.1 m<sup>2</sup>  
 NOTES: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Lounge



Sitting Room

Utility Room



## Open Plan Kitchen Dining Room



## Ground Floor W/C

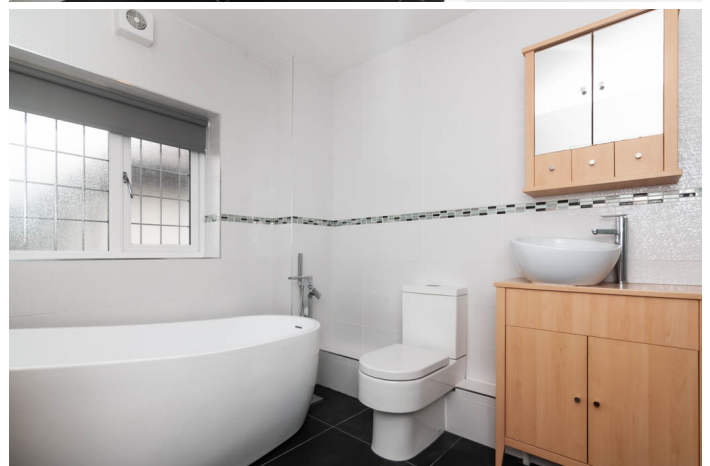


## First Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 105.9 m<sup>2</sup> FLOOR 1 102.5 m<sup>2</sup>  
EXCLUDED AREAS: STORES 0.4 m<sup>2</sup> GARAGE 0.8 m<sup>2</sup>  
TOTAL: 209.3 m<sup>2</sup>  
SCALE AND DIMENSIONS ARE APPROXIMATE. TOTAL MAY VARY.



## Master Bedroom With En Suite





**Second Bedroom**



**Fourth Bedroom**



**Third Bedroom**



**Family Bathroom**



**External**



## Front Aspect



## Rear Garden



## Garden Room



## Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -



Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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

