

5 Bedroom(s), Detached House, Freehold

Fillies Avenue, Bessacarr.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen And Sitting Room
- Utility and Ground Floor W/C
- Modern Family Bathroom
- Double Garage and Driveway allowing for Off Road Parking

- Beautifully Presented and Extended Detached Home In a Sought After Location
- Lounge and Dining Room
- Five Bedrooms En Suite to Master
- Generous Rear Enclosed Garden

**Offers in
Region of
£520,000
For Sale**

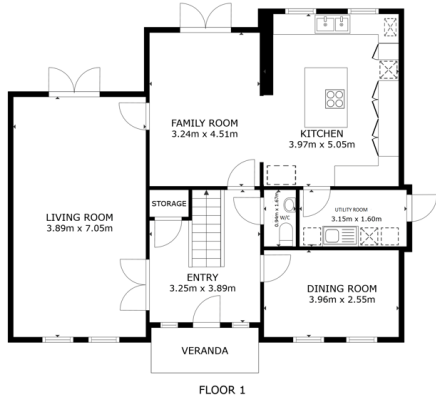
Book your viewing today Tel: 01302 247754

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... Property is a great spacious, extended family home. In a lovely setting with easy access to amenities. Lovely area for outdoor activities with great access to walks, cycle paths, etc.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 96.50m² FLOOR 2: 98.0m²
EXCLUDED AREAS: VERANDA: 2.2m² BALCONY: 2.4m²
TOTAL: 174.4m²

Matterport

Entrance Hallway



Open Plan Breakfast Kitchen And Sitting Room



Utility Room



Lounge



Dining Room

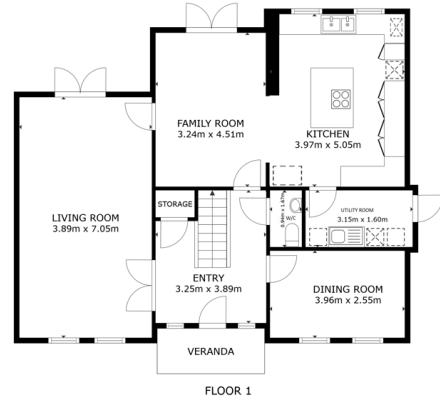


Ground Floor W/C



First Floor

Floor Plan



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 94.5 m² FLOOR 2 80.0 m²
EXCLUDED AREAS: VERANDA 2.1 m² BALCONY 2.4 m²
TOTAL: 174.4 m²
SIZE'S AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Master Bedroom With En Suite



Bedroom



Family Bathroom



Bedroom



External

Front Aspect



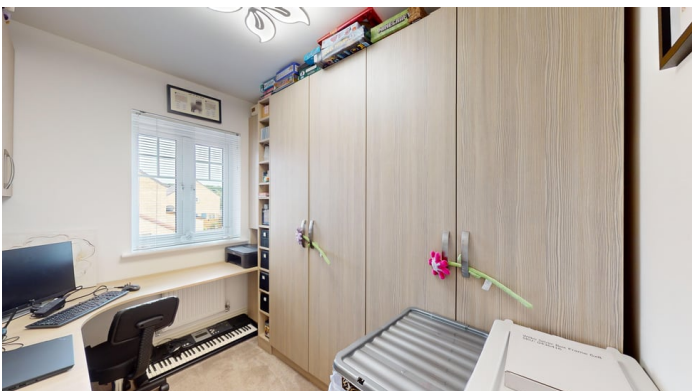
Bedroom



Rear Garden



Bedroom/Study





Garage and Driveway



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 -

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 - Utility Room

Approximate Electrical System Installation Date - 2019

Approximate Electrical System Test Date - 2019

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	85	
(69-80) C		
(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	