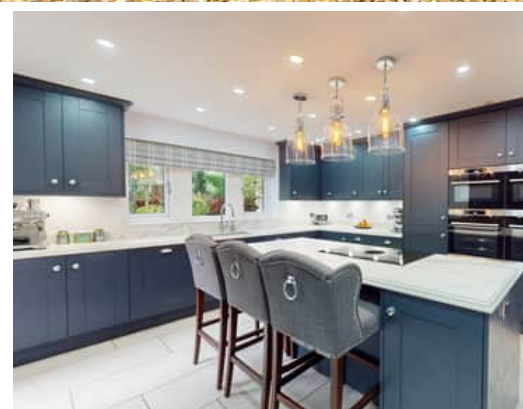


**4 Bedroom(s), Detached House, Freehold**

**Warnington Drive, Bessacarr.**



- 3D Virtual Tour Available
- Kitchen Diner & Utility Room
- Ground Floor W/C
- En Suite to Bedroom One and Two
- Electric Gates to the Front

- Executive Detached Home
- Desirable Location In Bessacarr
- 4 Double Bedrooms
- Modern and Contemporary Decor Throughout
- Driveway Allowing For Multiple Cars to Park

**£675,000**  
**For Sale**

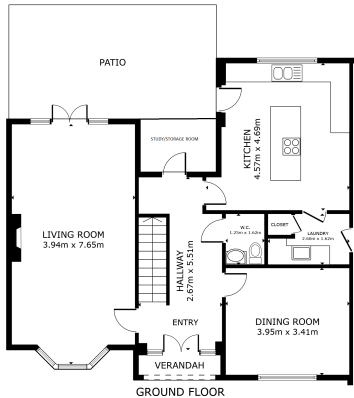
*Book your viewing today* Tel: 01302 247754

## 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... Welcome to your dream home on the prestigious Warrington Drive in the highly sought-after neighborhood of Bessacarr. This executive, large, and luxurious 4-bedroom detached house epitomizes modern elegance and sophistication. Boasting spacious interiors, high-end finishes, and an array of desirable features, this property is a rare gem that offers the utmost in comfort and style.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 80.11 sq.m. FLOORS 1 & 2 86.5 sq.m.  
EXCLUDED AREAS : PATIO 28.2 sq.m. VERANDAH 1.7 sq.m. GARAGE 50.9 sq.m.  
TOTAL : 176.5 sq.m.



### Entrance Hallway



## Kitchen Diner



## Utility Room



## Downstairs W/C



## Dining Room

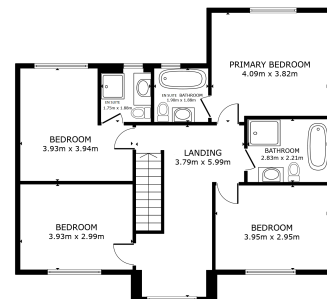


## Living Room



## First Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA:  
 GROUND FLOOR: 93.8 sq.m. | FLOOR 1: 96.1 sq.m.  
 EXCLUDED AREA: PATIO 28.2 sq.m. | VERANDA 4.7 sq.m. | GARAGE 59.9 sq.m.  
 TOTAL: 178.1 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

## Landing



## Master Bedroom



## En Suite



## Bedroom 2



## En Suite



## Bedroom 3



## Bedroom 4



## Family Bathroom



## External

### Front Aspect





Rear Aspect



### Property Information

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Electric & Gas combined annually £1830

Average Annual Gas Bills -



Average Annual Water Bills -

Tenure - Freehold -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date - 2012

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - kitchen ( in cupboard)

Approximate Electrical System Installation Date -

## 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>		
(69-80) <b>C</b>	80	82
(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	