

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

**Plantation Avenue, Bessacarr.**



- 3D Virtual Tour Available
- Kitchen Diner
- Ground Floor Bathroom with Separate Toilet
- Shower Room
- Envious Location In Bessacarr

- Charming Detached Home In a Sought After Location
- Two Reception Rooms
- Four Double Bedrooms One on the Ground Floor
- Garage And Driveway Allowing For Multiple Cars To Park

**£580,000**  
**For Sale**

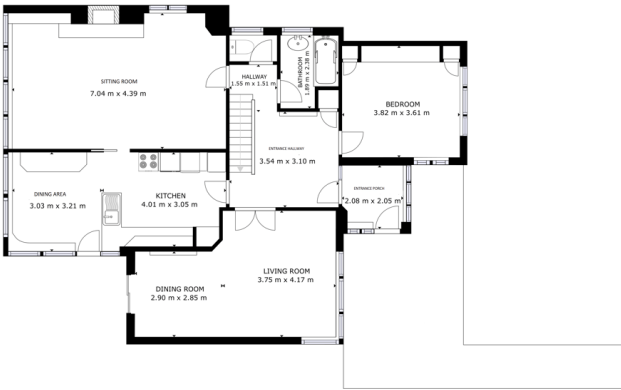
*Book your viewing today* Tel: 01302 247754

## 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... Presenting Plantation Avenue, nestled in the highly sought-after Bessacarr. A delightful residence capturing the quintessential charm of British living. Set within a picturesque and enviable location, this property features expansive gardens to the front and rear, providing ample space for outdoor activities and enjoying the serene surroundings. With its thoughtfully designed living spaces and idyllic setting, Plantation Avenue offers a perfect retreat for those seeking a harmonious blend of comfort and countryside allure.

## Ground Floor

### Floor Plan



UNLESS OTHERWISE SPECIFIED  
FIGURES ARE IN METERS TO ONE DECIMAL PLACE  
EXCLUDED AREAS COVERED ARE: 4.51 sq. METERS / 48.23 sq. FT.  
TOTAL: 100.00 sq. M / 1076.41 sq. FT.



Open Plan Lounge and Dining Room

## Entrance Hallway



## Kitchen Diner



## Sitting Room



## Bathroom and Separate Toilet

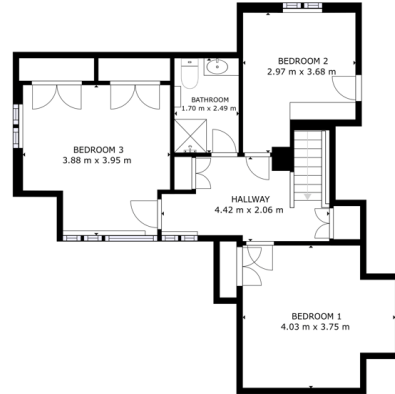


## Bedroom



## First Floor

### Floor Plan



ROOM 2  
 ROOM 3  
 ROOM 4  
 ROOM 5  
 ROOM 6  
 ROOM 7  
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 ROOM 100

Matterport

## Bedroom



## Bedroom



## Bedroom



## Shower Room



## External

## Front Aspect



## Rear Garden



## 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 and radiators

Approximate Heating System Installation Date - 20+ years



Water Heating System - Gas Boiler and Tank/ Emersion heater

Approximate Water Heating Installation Date - 20 plus years

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas (Lounge and Sitting room)

Permanent Loft Ladder - N/A

Loft Insulation -Yes

Loft Boarded out - Yes

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+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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 