

**4 Bedroom(s), Bungalow, Freehold**

**Birchwood Dell, Bessacarr.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen
- Conservatory
- Utility Area and Separate W/C
- Rear Enclosed Garden with Patio, Pergola and Outdoor Cooking Area
- Garage and Driveway Allowing for Multiple Cars to Park

- Beautiful Four Bedroom Detached Bungalow In a Prime Location
- Two Spacious Reception Rooms
- Modern Bathroom Suite with Roll Top Bath
- Self Contained Annexe with En Suite and Separate W/C - Ideal for Airbnb Rentals
- Outdoor Cabin Ideal for Office Space

**Offers in Region  
of  
£550,000  
For Sale**

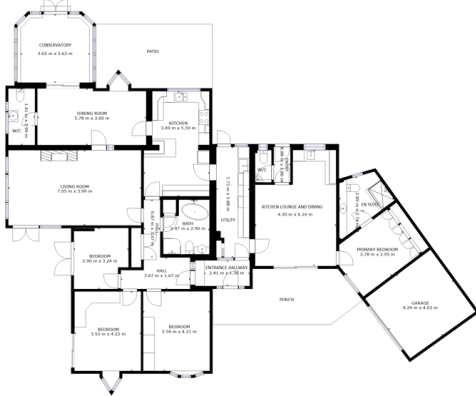
*Book your viewing today* Tel: 01302 247754

## Owner's View

A unique and substantial bungalow offering garden access from two of the bedrooms as well as the lounge and conservatory which gives the property an overall 'holiday' feel – a comment often made by visitors. There is complete privacy from neighbours and a spacious driveway with room for up to 6 cars. The garden layout provides different zones for chilling out, cooking, hot-tubbing and sunbathing with the morning sun starting off in the courtyard outside the main bedroom and continuing around into the main garden well into the evening. The annex, previously occupied by a parent, is currently a lucrative Airbnb business with 27/31 nights occupation in July 2024. Guests are loving the peacefulness and security of the area as well as the sound of the morning birds and occasional roar of lions. The property offers so many possibilities as a multigenerational home or a potential business premises. The garden room, which we built, is fully insulated and has been a music room, and a gym and is now a cosy consultation space. We shall be sad to leave and look forward to meeting the next custodians of this special place.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 124 SQ. METERS (1337 SQ. FT.)  
GARAGE: 17 SQ. METERS (182 SQ. FT.)  
TOTAL: 141 SQ. METERS (1519 SQ. FT.)

SIZES AND DIMENSIONS FOR INFORMATION, ACTUAL MAY VARY.



## Lounge



## Dining Room



## Entrance Hallway

## Breakfast Kitchen



## Conservatory



## Utility



## Separate W/C



## First Bedroom



## Second Bedroom



## Third Bedroom



## Bathroom



## Self Contained Annexe

## Open Plan Kitchen Lounge And Dining





**Separate Toilet**



**Bedroom With En Suite**

**Garden**



## External

### Front Aspect



### Rear Garden



### Cabin



## Property Information

Council Tax Band - E

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 - 07/05/2014

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 07/05/2014

Boiler Location - Bathroom/Garage (2 boilers)

Approximate Electrical System Installation Date - Unknown

Approximate Electrical System Test Date - Unknown

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - 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.

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## Energy Performance Certificate

