

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

**Muirfield Avenue, Bessacarr.**



- 3D Virtual Tour Available
- Stylish Kitchen
- Ground Floor W/C
- Garden Room Overlooking the Rear Garden
- Generous Gardens to the Front and Rear

- Lovely Semi Detached Family Home
- Open Plan Lounge and Dining Room
- Four Bedrooms En Suite To Master
- Family Bathroom
- Garage and Driveway Allowing for Off Road Parking

**£320,000**  
**For Sale**

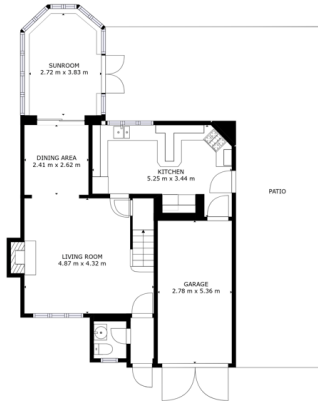
*Book your viewing today* Tel: 01302 247754

## 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... Fabulous executive family home set in a desirable area of Bessacarr. This generous corner plot sits tucked away in a cul de sac location and offers potential for a family to enjoy or extend the property if desired. The house is well presented with lounge, dining room, solid roof conservatory, extended contemporary kitchen alongside a downstairs cloakroom/WC and integral garage. The first floor offers 4 generous side bedrooms, en suite to the master as well as a family bathroom.

## Ground Floor

### Floor Plan



TOTAL: 116 m<sup>2</sup>  
FLOOR 1: 60 m<sup>2</sup>, FLOOR 2: 56 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>, PATIO: 58 m<sup>2</sup>, FIREPLACE: 0 m<sup>2</sup>



## Open Plan Lounge And Dining Room



## Kitchen



## Conservatory



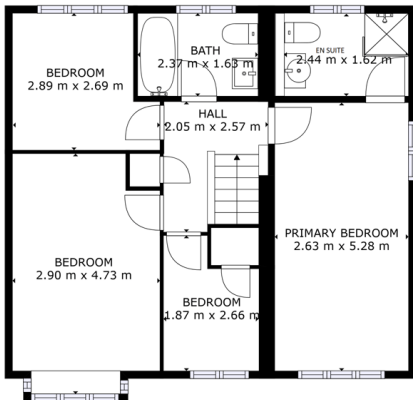
## Ground Floor W/C



Bedroom

## First Floor

### Floor Plan



TOTAL: 116 m<sup>2</sup>

FLOOR 1: 60 m<sup>2</sup>, FLOOR 2: 56 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>, PATIO: 58 m<sup>2</sup>, FIREPLACE: 0 m<sup>2</sup>

FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

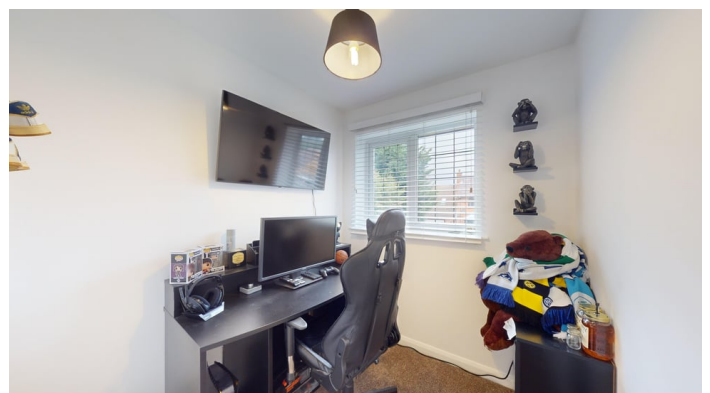


Bedroom



Bedroom

## Master Bedroom With En Suite



## Family Bathroom



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - Yes  
 Average Annual Electricity Bills - £900  
 Average Annual Gas Bills - £1800  
 Average Annual Water Bills - £350  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators  
 Approximate Heating System Installation Date -



# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Garage

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Partially

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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 