

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

**Bahram Road, Bessacarr.**



- 3D Virtual Tour Available
- Detached family home on a corner plot
- Open plan lounge and dining room
- Conservatory
- Kitchen diner

- Sought after location in Bessacarr
- Four bedrooms en suite to master
- Sitting room
- Ground floor w/c
- Double garage and driveway allowing for two cars to park

**Offers Over  
£360,000  
For Sale**

*Book your viewing today* Tel: 01302 247754



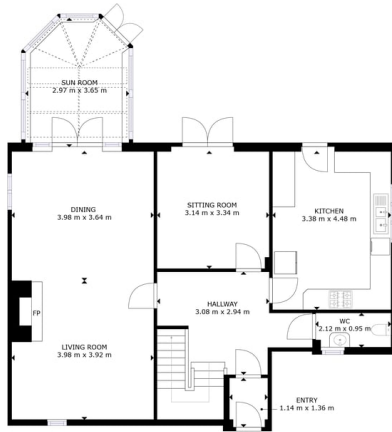
## Owner's View

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... This charming, detached family home is found in the very sought after and enviable location in Bessacarr. With an abundance of living space including a conservatory, spacious lounge, dining room and a second reception room, and four double bedrooms. Outdoors you will find a lovely rear enclosed garden with a summer house, a double garage and driveway allowing for off road parking. Book your viewing via this link below.

<https://www.thepropertyhive.co.uk/property-for-sale/details/26517662>

## Ground Floor

### Floor Plan



1ST FLOOR

EST. FLOOR: 24.41" x 100.10" = 2441 sq ft  
TOTAL: 122 sq ft

Matterport

### Entrance Hallway



### Kitchen Diner



### Open Plan Lounge Dining Room







Conservatory



Sitting Room

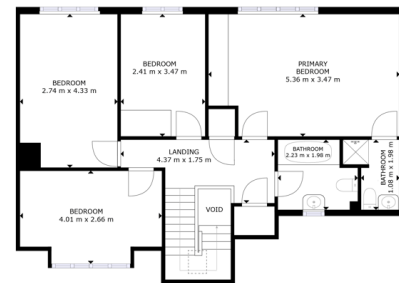


Ground Floor W/C



First Floor

Floor Plan



2ND FLOOR

GROUND INTERNAL AREA:  
1ST FLOOR: 64.41; 2ND FLOOR: 67.47  
TOTAL: 131.88  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom







En Suite



Second Bedroom



Third Bedroom



Fourth Bedroom



Bathroom





## External



## Front Aspect



## Rear Garden







**Double Garage And Driveway**



## Property Information

Council Tax Band - D

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 -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Gas combi boiler

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - N/A

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

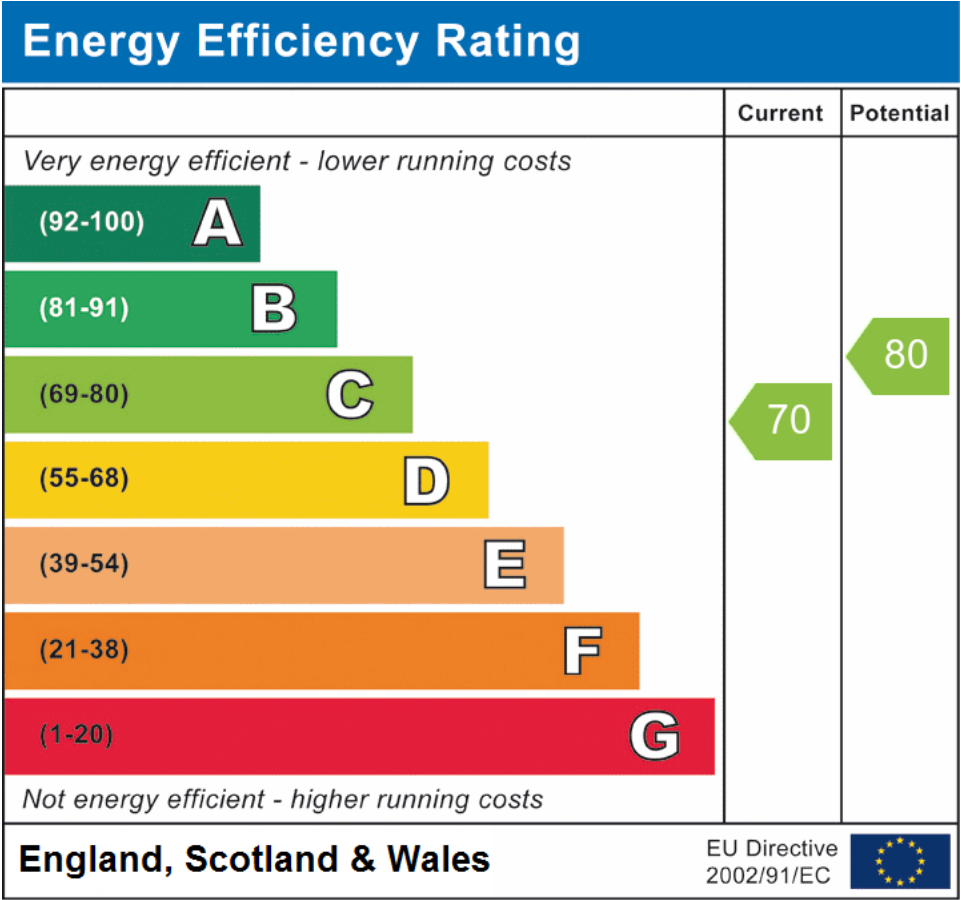
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.