

**3 Bedroom(s), Detached Bungalow, Freehold**

**Carr Lane, Bessacarr.**



- 3D Virtual Tour Available
- Modern Kitchen Diner and Sitting Room
- Utility Room
- Bathroom
- Generous Driveway With Detached Garage

- Lovely Detached Bungalow In A Sought After Location
- Lounge
- Three Bedrooms En-Suite To Master
- Front And Rear Enclosed Gardens With Summer House

**£390,000**  
**Reduced**

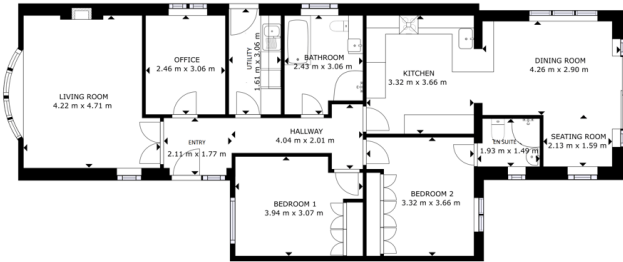
*Book your viewing today* Tel: 01302 247754

## 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... Immaculately presented detached family bungalow in a popular area of Bessacarr. The bungalow is available for the new occupiers to move straight into and enjoy the spacious living this property offers. On your doorstep is the red path which is locally known for dog walkers and the path also leads to the local shops where you can find an array of shops from a co-op, doctors surgery, dentist, a wine bar and much much more.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
GROUND FLOOR 113.19 m<sup>2</sup>  
TOTAL 113.19 m<sup>2</sup>

Matterport

### Kitchen Diner And Sitting Space



### Lounge



## Master Bedroom



## Bedroom



## En Suite



## Bathroom



## Bedroom



## 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 - £1370 Gas and Electricity  
 Average Annual Gas Bills - As Above  
 Average Annual Water Bills - £360  
 Tenure - Freehold  
 Solar Panels - No  
 Space Heating System - Gas Boiler with radiators (Combi)  
 Approximate Heating System Installation Date -2018  
 Water Heating System -Gas combi boiler



Approximate Water Heating Installation Date -

Boiler Location - Utility room

Approximate Electrical System Installation Date - 2016

Approximate Electrical System Test Date - 5 May 2023

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 