

4 Bedroom(s), Detached House, Freehold

Crosscourt View, Bessacarr.



- 3D Virtual Tour Available
- Well Presented Detached Family Home
- Lounge
- Utility and Ground Floor Toilet
- Garage with Driveway

- No Onward Chain
- Contemporary Breakfast Kitchen
- Dining Room
- Four Double Bedrooms with En Suite to Master
- Gardens to both Front and Rear

£330,000
Reduced

Book your viewing today Tel: 01302 247754

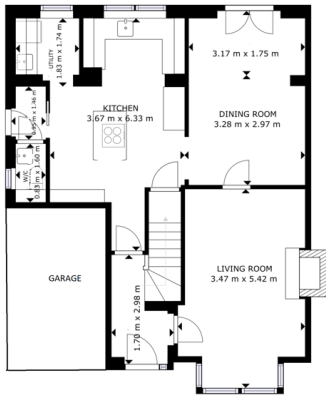
Owner's View

We have lived in this property since it was built in 1992. We love the house and its sunny garden but are ready to downsize now. It is on a lovely quiet cul-de-sac, which has provided a safe haven for the children growing up. As they became more independent the location continued to prove ideal. We are near to schools, buses, shops, town, parks and Lakeside.

It will be a wrench to leave this little estate which has been so good for family life.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 85.97 m², SECOND FLOOR: 55.89 m²
TOTAL: 141.86 m²
EFFECTS AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Dining Room and Sitting Area



Lounge



Breakfast Kitchen





Utility Room

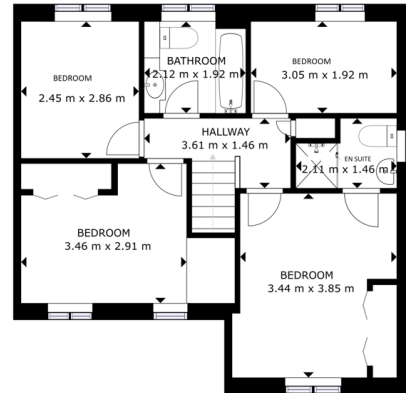


Ground Floor Toilet



First Floor

Floor Plan



GROSS INTERNAL AREA
GROUND FLOOR: 65.97 m², SECOND FLOOR: 55.89 m²
TOTAL: 121.86 m²



Master Bedroom



En Suite



Bedroom



Bedroom



Bedroom



Bathroom



Externals

Front Garden and Garage



Rear Garden



Approximate Heating System Installation Date - New boiler and radiators 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - As above

Boiler Location - In the garage

Approximate Electrical System Installation Date - When the house was built 1992

Approximate Electrical System Test Date - 2021 when new bathroom was fitted

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.

Property Information Form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £673

Average Annual Gas Bills - £1119

Average Annual Water Bills - £240

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 