

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

**Fillies Avenue, Bessacarr.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Utility and Downstairs W/C
- Driveway and Garage
- Contemporary Family Bathroom

- Four Bedroom Detached Well Presented Family Home
- Lounge
- Rear Enclosed Garden
- En Suite to Master
- Popular Location in Bessacarr

**£280,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

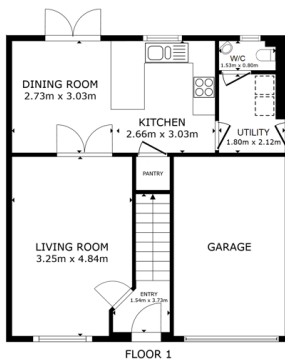


## Owner's View

The property was built in 2018 and we were the first owners and moved in in early 2019. Overall the house is situated at the quiet end of the estate and is tucked away so we're not affected by any street traffic. The house is accessed via a shared drive and has a fully enclosed garden.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 41.4 sqm FLOOR 2: 3.5 sqm  
EXCLUDED AREA: GARAGE 16.6 sqm PITCH 14.1 sqm  
TOTAL: 61.5 sqm

Matterport

## Lounge



## Kitchen Diner





the property  
hive

We make it happen.

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## Utility

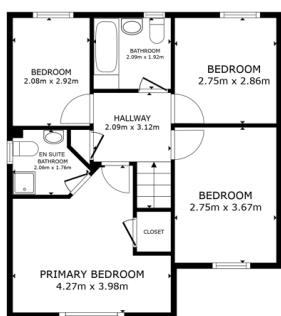


## W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA:  
FLOOR 1: 43.4 m<sup>2</sup> FLOOR 2: 32.8 m<sup>2</sup>  
EXCLUDED AREA: GARAGE 14.4 m<sup>2</sup> TOTAL: 86.3 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

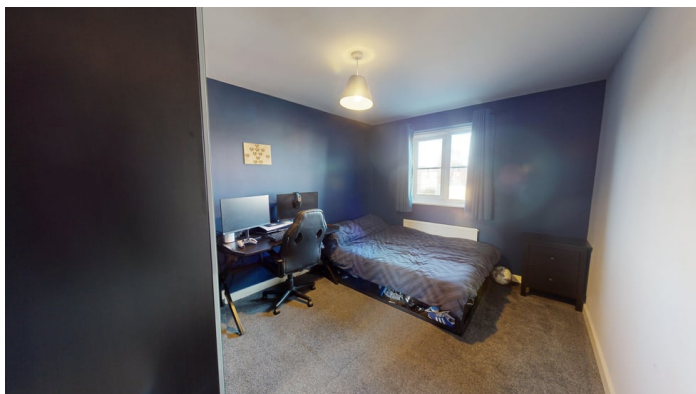
## Master Bedroom with En Suite



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.



## Bedroom



## Bedroom



## Bedroom



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators





Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - In the utility room

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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

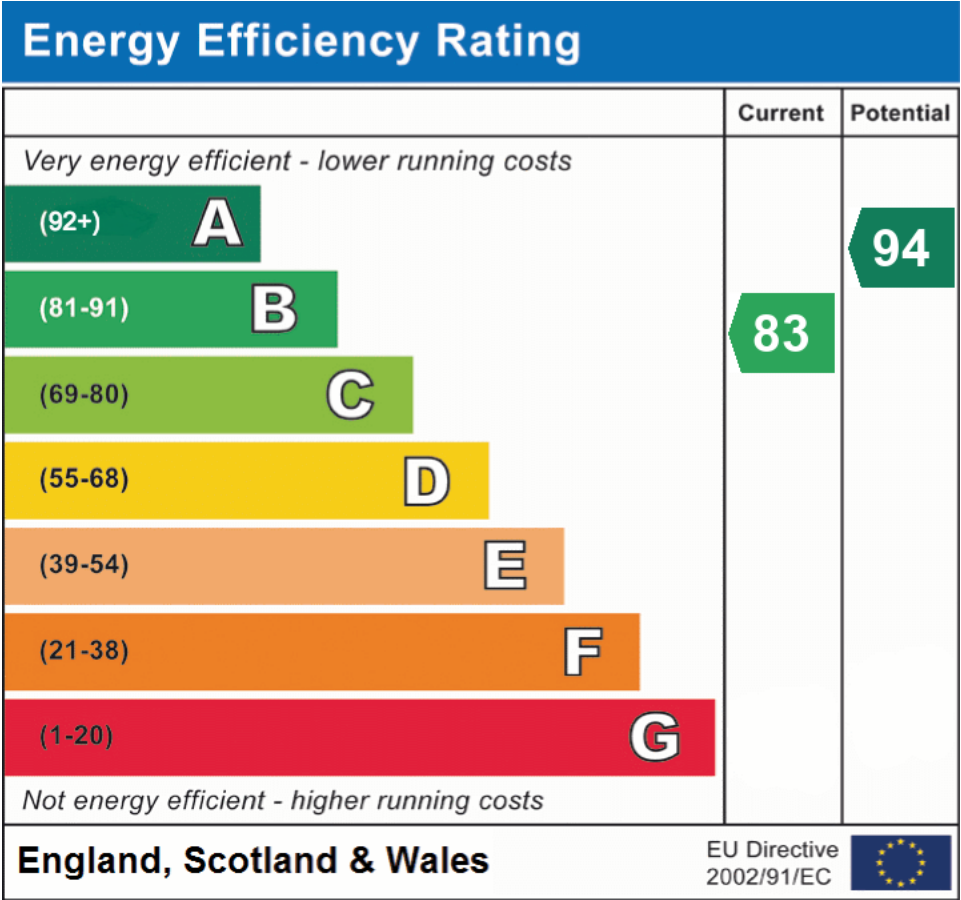
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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.