

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

**Bawtry Road, Bessacarr.**



Mat

- 3D Virtual Tour Available
- Modern and Spacious Dining Kitchen
- Four Reception Rooms
- Master Bedroom Suite Having Walk in Dressing Area
- CCTV, Ring Doorbell and Burglar Alarm

- Stunning Detached Family Home in a Sought After Location
- Utility, Cloakroom and Ground Floor W/C
- Five Double Bedrooms Two with En Suites and Four Having Air Conditioning
- Integral Garage and Driveway Allowing for Off Road Parking
- Generous Mature Garden with Fruit Trees and a Shed to the Rear

**Offers Over  
£625,000  
For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Welcome to the epitome of luxury living in the heart of Bessacarr! Owning this remarkable five-bedroom property has been a privilege and an absolute pleasure for the current owners, who have cherished it as their fabulous family home for the past two decades. Situated in one of Bessacarr's most sought-after locations, this residence offers not just a house but a lifestyle. The property boasts excellent entertaining spaces, perfect for hosting gatherings and creating lasting memories with family and friends. The carefully landscaped garden is a true oasis, complete with a natural lake/pond that attracts a variety of wildlife, including ducks, moorhens, and herons – providing a serene backdrop to your daily life. Families will appreciate the convenience of the property's location, with easy access to schools such as Hill House and convenient transportation options like the school bus collecting from the nearby Esso garage. This home seamlessly combines elegance, comfort, and practicality, making it a rare find in the UK housing market. Don't miss the opportunity to call this outstanding property your own and embark on a new chapter of refined living.

## Floor Plan



FLOOR 1

GRAND INTERNAL AREA  
FLOOR 1: 147 m<sup>2</sup> FLOOR 2: 138 m<sup>2</sup>  
TOTAL: 285 m<sup>2</sup>  
(SIZES AND DIMENSIONS ARE IN FEET/INCHES, METRIC UNIT GIVEN)

Matterport

## Entrance Hallway



## Dining Kitchen



## Utility



## Lounge



## Family Room



## Dining Room



## Ground Floor W/C



## First Floor

## Floor Plan



## Garden Room



FLOOR 2

GRAND TOTAL AREA  
FLOOR 1: 107.77 sq. ft. FLOOR 2: 139 sq. ft.  
TOTAL: 247.77 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



## Master Bedroom With En Suite and Dressing Room



## Second Bedroom With En Suite



## Third Bedroom





## Fourth Bedroom



## Fifth Bedroom



## Family Bathroom



## External

### Front Aspect



### Rear Garden and Pond



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold





Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Boiler 8 years old

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 20 years ago

Boiler Location - Garage

Approximate Electrical System Installation Date - 20 years ago

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Yes

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

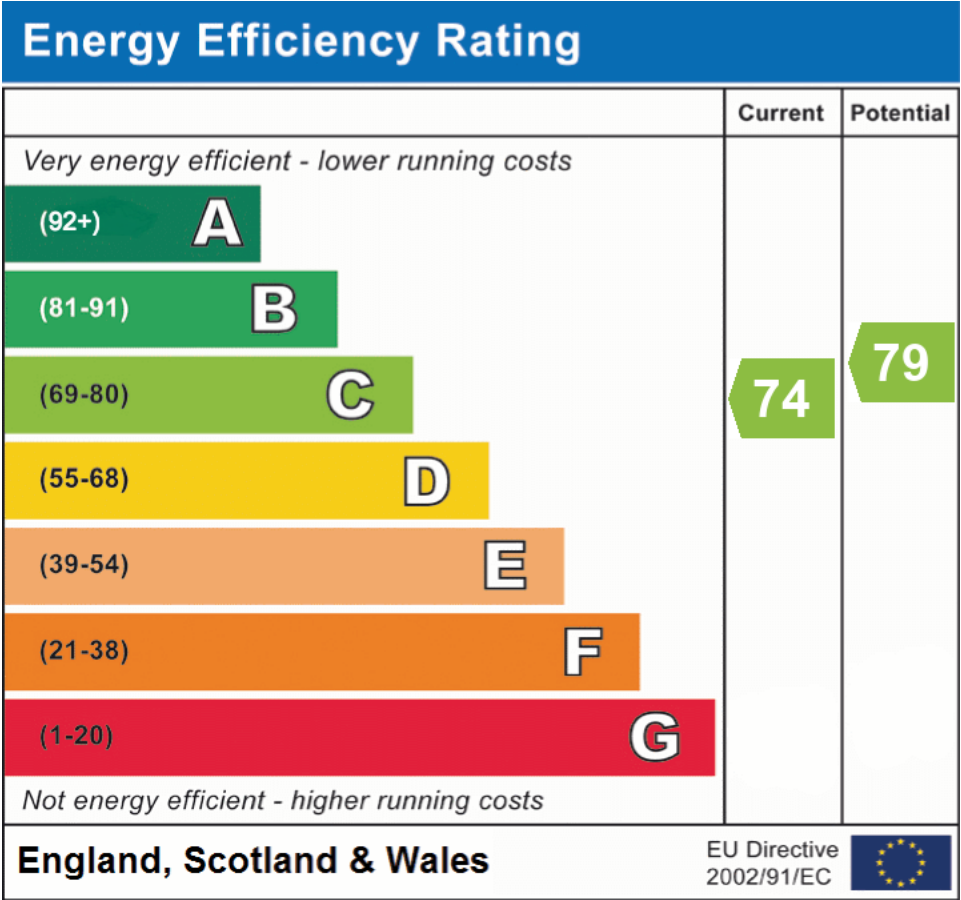
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

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.