

5 Bedroom(s), Detached House, Freehold

The Hollows, Bessacarr.



- 3D Virtual Tour Available
- Stylish and Modern Kitchen Diner
- Utility and Ground Floor W/C
- Five Bedrooms
- Generous Established Rear Enclosed Garden and Summer House

- Detached Family Home in Sought After Location in Bessacarr
- Spacious Lounge Dining Room
- Gym/Multi Use Room
- Modern Family Bathroom Suite
- Integral Garage and Driveway Allowing for Off Road Parking

**Offers in Region
of
£485,000
For Sale**

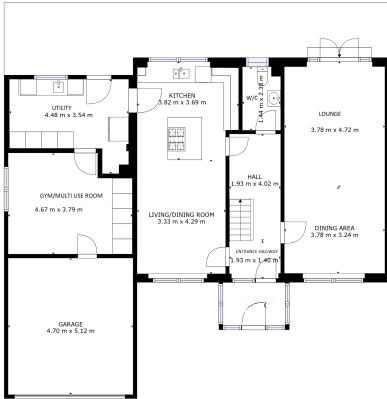
Book your viewing today Tel: 01302 247754

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... Our home in The Hollows is a modern, ready-made family house hidden within the tranquil setting of a quaint and unique leafy road in Bessacarr. Over the past few years we have significantly updated the property to meet our needs, but there is much further scope and space to extend to fit any family requirements. We are within walking distance of all local amenities, great schools and transport links. The generous, sunny, private and peaceful garden has been central to our lives here. The summerhouse has the benefit of mains electricity, which means we have been able to extend our sunny evenings and keeps the garden in use all year round. You will always find a sunny spot in this delightful garden. Making the decision to put our beautiful home on the market has been an incredibly difficult one; we will miss it so very much.

Ground Floor

Floor Plan



GRIDS INTERNAL AREA
FLOOR 1: 206 SQ. FT. FLOOR 2: 75 SQ. FT.
EXCLUDED AREAS: GARAGE: 24 SQ. FT.
PATIO: 21 SQ. FT. TERRACE: 4 SQ. FT.
TOTAL: 179 SQ. FT.
SIZES AND DIMENSIONS GIVEN APPROXIMATE, ACTUAL MAY VARY.



Open Plan Lounge Dining Room

Entrance Hallway



Kitchen Diner



Utility Room



Gym

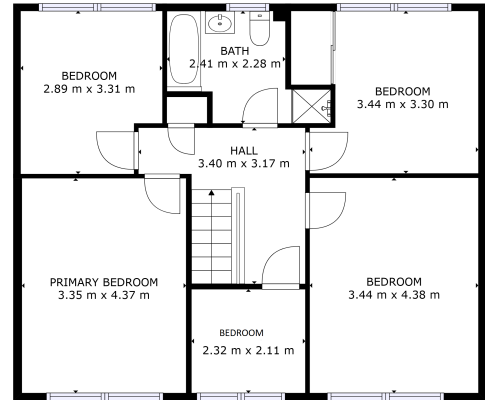


Ground Floor W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 0: 136 sq. m; FLOOR 2: 72 sq. m
 EXCLUDED AREAS: GARAGE: 24 sq. m
 PERG: 53 sq. m; PORCH: 4 sq. m
 TOTAL: 179 sq. m



Master Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £2000 for both gas and electricity

Average Annual Gas Bills - As Above

Average Annual Water Bills - £480

Tenure - Freehold



Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2012 Approx.

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - As Above

Boiler Location - Utility room

Approximate Electrical System Installation Date - 2015 full rewire

Approximate Electrical System Test Date - 2023

Fires/Heaters - None

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(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	