

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

**Hillcrest Drive, Branton.**



- Well Presented Detached Family Home
- Ground Floor W/C
- Lounge & Dining Room
- Family Bathroom
- Garage & Driveway Allowing For Off Road Parking

- Modern & Contemporary Kitchen Diner
- Four Bedrooms En Suite to Master
- Dining Room
- Office And Multi Use Room
- Popular Location in Branton

**£450,000**  
**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...

## Ground Floor

### Floor Plan

### Lounge



## Kitchen Diner



## Dining Room



## Master Bedroom With Ensuite



## Office



## Ground Floor W/C



## Second Floor

### Floor Plan

**Bedroom**



**Bedroom**



**Bedroom**



**Family Bathroom**



## External

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - freehold

Solar Panels - no

Space Heating System -

Approximate Heating System Installation Date - 10 years

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Utility Room

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>80</b>	
(55-68) <b>D</b>		
(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	