

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

**Bawtry Road, Bessacarr.**



- 3D Virtual Tour Available
- Bespoke Cinema Room
- Dual Aspect Master Bedroom Suite with Walk in Wardrobe
- Five Double Bedrooms Jack and Jill Shower Room to Two
- Extensive Private Grounds Providing an Exclusive Setting

- Stunning Executive Detached Family Home
- Outstanding Finish over Three Storeys
- Utility and Ground Floor W/C
- Two Storey Detached Garage and Generous Parking
- Modern and Contemporary Open Plan Kitchen Dining and Living Room with Bifold Doors

**£975,000**  
**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... We have enjoyed every aspect of our home in particular we love the open plan living space as this has been the hub of our home. We love entertaining friends and family in this space.

## Ground Floor

### Floor Plan



FLOOR 1

Matterport

### Entrance Hallway



### Open Plan Kitchen Dining and Living Room



### Cinema Room



## Office



## Floor Plan



## Utility Room



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 178 m<sup>2</sup> FLOOR 2: 187 m<sup>2</sup> FLOOR 3: 84 m<sup>2</sup>  
TOTAL: 449 m<sup>2</sup>

Matterport

## Landing with Seating Areas



## Ground Floor W/C



## First Floor

## Master Bedroom Suite







**Bedroom**



**Jack And Jill Bathroom**



**Bedroom**



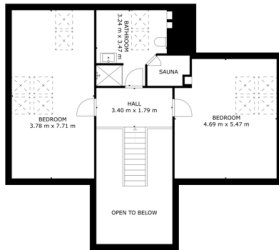
**Family Bathroom**





## Second Floor

### Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1: 178 m<sup>2</sup>, FLOOR 2: 187 m<sup>2</sup>, FLOOR 3: 84 m<sup>2</sup>  
TOTAL: 449 m<sup>2</sup>

Matterport

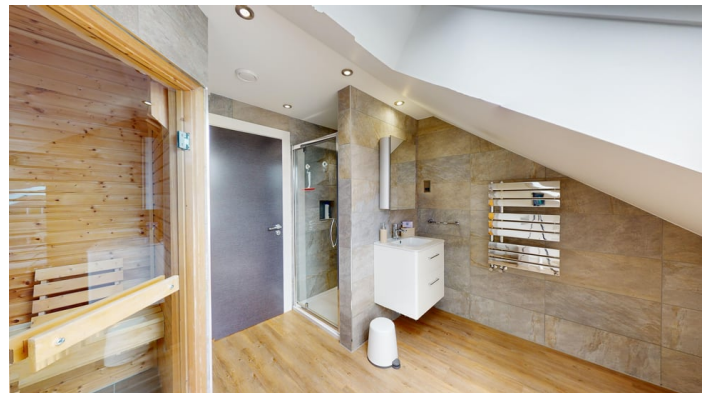
### Bedroom



### Bedroom



### Shower Room With Sauna



### External



## Front Aspect



Approximate Heating System Installation Date - 2018

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2018

Boiler Location - Plant room located on the ground floor.

Approximate Electrical System Installation Date - 2018

Approximate Electrical System Test Date - 2018

Fires/Heaters - Solid Fuel (coal, wood)

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - 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.

## Rear Garden



## Property Information

Council Tax Band - G

Water Meter - Yes

Average Annual Electricity Bills - £1300

Average Annual Gas Bills - £1300

Average Annual Water Bills - £1000

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas boiler with underfloor heating

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## Energy Performance Certificate

