

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

**Whin Hill Road, Bessacarr.**



- 3D Virtual Tour Available
- Stunning Detached Executive Family Room in a Enviably Location
- Lounge and Play Room
- Two Storey Integral Garage with Gym
- Driveway Allowing for Multiple Cars to Park

- Modern Contemporary and Bespoke Kitchen, Dining and Family Room
- Stunning Detached Executive Family Home in a Enviably Location
- Utility/Boot Room and Ground Floor W/C
- Six Bedrooms Two With En Suites, the Master Having a Dressing Room
- Stunning Landscaped Gardens

**£1,200,000**  
**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... Nestled in a secluded area of Bessacarr, our home has been built with love and a lot of attention to detail. A new self build which has an abundance of traditional features, it is a wonderful family home with beautiful gardens which are so quiet and peaceful. Our favourite features are the oversized utility boot room, for organisation, the open plan room for family living and the beautiful gardens to be enjoyed.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1 130.8 sq ft FLOOR 2 107.2 sq ft FLOOR 3 47.5 sq ft  
 EXCLUDED AREAS - VERANDA 5.7 sq ft GARAGE 27.7 sq ft REDUCED HEADROOM 8.9 sq ft  
 TOTAL: 285.5 sq ft  
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Matterport

## Entrance Hallway



## Open Plan Kitchen Dining and Family Room



## Lounge



## Play Room



## Utility Room And Boot Room

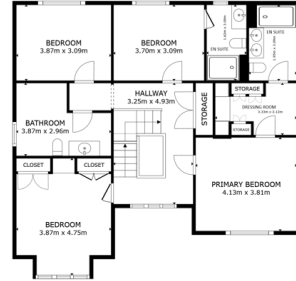


## Ground Floor W/C



## First Floor

### Floor Plan



### FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 130.8 m<sup>2</sup> FLOOR 2 107.2 m<sup>2</sup> FLOOR 3 47.5 m<sup>2</sup>  
 EXCLUDED AREAS: VERANDA 17 m<sup>2</sup>, GARAGE 17.7 m<sup>2</sup>, REDUCED BEDROOM 8.9 m<sup>2</sup>  
 TOTAL: 285.5 m<sup>2</sup>  
SIZE AND CORRELATION NOT REPRESENTATIVE OF ACTUAL AREA SHOWN



## Master Bedroom With Dressing Room And En Suite



## Bedroom With En Suite



## Bedroom



## Family Bathroom

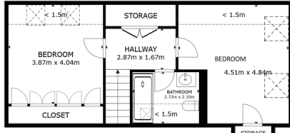


## Bedroom



## Second Floor

## Floor Plan



FLOOR 3



GROSS INTERNAL AREA  
 FLOOR 1: 130.8 m<sup>2</sup> FLOOR 2: 102.2 m<sup>2</sup> FLOOR 3: 47.5 m<sup>2</sup>  
 EXCLUDED AREAS: VERANDA 5.7 m<sup>2</sup> GARAGE 37.7 m<sup>2</sup> REDUCED HEIGHT ROOM 8.9 m<sup>2</sup>  
 TOTAL: 285.3 m<sup>2</sup>



## Bedroom



## Bedroom



## Shower Room



## External

## Front Aspect





Rear Garden



Gym



## Property Information

Council Tax Band - G

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No


Space Heating System - Gas boiler with underfloor heating

Approximate Heating System Installation Date - 2023

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 2023

## 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> | <b>91</b>   |
| (69-80) <b>C</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  |