



- 3D Virtual Available
- Semi Detached Family Home
- Garage And Driveway Allowing For Off Road Parking
- Utility And Ground Floor W/C
- Rear Enclosed Garden

- Sought After Location In Bessacarr
- Four Bedrooms En Suite To Master
- Open Plan Lounge Dining And Office Space
- Family Bathroom

**Offers Over
£250,000
Reduced**

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 loved living here. It's been great for bringing up our children. It's situated on the end cul-de-sac where few people pass through so it's a nice quiet and safe area. We never get a trouble. The neighbours are great. It's close to the school and shops. Asda and Herten Triangle with all the facilities are near by. It's close to town but not too close. There's some lovely walks, including round the lake at lakeside. We are only moving to down size as our children are older, otherwise we'd be happy to stay.

Ground Floor

Floor Plan



1ST FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 36.177 SQ METRES: 66 SQ FT
TOTAL: 124.4 SQ METRES: 1344 SQ FT

Matterport

Utility Room



Open Plan Lounge Dining And Office Space



Kitchen



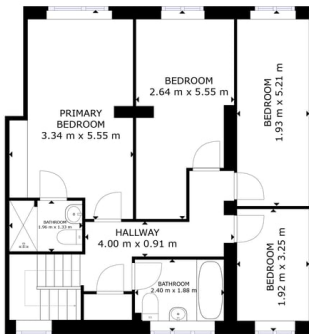


Ground Floor W/C



First Floor

Floor Plan



2ND FLOOR

GROUND INTERNAL AREA
1ST FLOOR: TOTAL: 120.00 sq m
TOTAL: 124.00 sq m
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom



En Suite



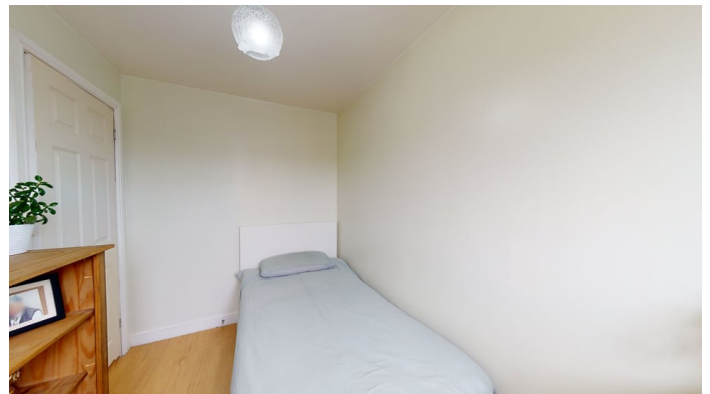
Second Bedroom



Third Bedroom



Fourth Bedroom



Family Bathroom



External

Front Aspect



Rear Garden



Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - December 2022

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - December 2022

Boiler Location - Airing cupboard

Approximate Electrical System Installation Date - March 2012

Approximate Electrical System Test Date - March 2012

Fires/Heaters - None

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.

Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £1355

Average Annual Gas Bills - £994

Average Annual Water Bills - £468

Tenure - Freehold

Solar Panels - No

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		85
(69-80) C	74	
(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 