

4 Bedroom(s), Detached House, Freehold

Hindburn Close, Bessacarr.



- 3D Virtual Tour Available
- Extended Detached Family Home in Sought After Location in Bessacarr
- Contemporary Kitchen
- Utility, Shower Room and Ground Floor Toilet
- Family Bathroom

- No Chain
- Three Separate Reception Rooms
- Dining and Entertainment area
- Four Bedrooms Master having En Suite and Walk in Wardrobe
- Double Garage with Driveway for Multiple Cars

**Offers in
Region of
£450,000
For Sale**

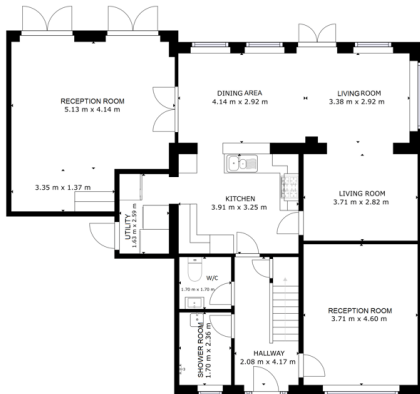
Book your viewing today Tel: 01302 247754

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...Hindburn Close is a desirable area in Bessacarr, popular with families. You have two primary schools within walking distance of the property and a variety of secondary schools. The position of the property is ideal for those who love the outside space, as the property sits on a generous corner plot. The house itself is spacious and welcoming and ready to walk into. Within a short stroll are open fields which back onto the Nature Reserve, perfect for dog walkers. You can also walk to the Lakeside within 15 minutes and enjoy a coffee at one of the many eateries

Ground Floor

Floor Plan



Matterport

Kitchen



Utility



Reception Room



Dining Space and Entertainment Area





Room



Reception Room



Shower Room



Ground Floor Toilet



First Floor

Floor Plan



DEVELOPER'S INTERNAL AREA:
ROOMS: 11 (10.00 m² + 10.00 m² + 10.00 m²)
TOTAL: 30.00 m²

Matterport

Bedroom with En Suite and Walk in Wardrobe



Bedroom



Bedroom



Bedroom



External

Front Garden



Rear Garden



Property Information form

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - Approx. £800

Average Annual Gas Bills - Approx. £1200

Average Annual Water Bills - Approx. £500

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - New radiators, piping



and tank 2021, Boiler 2018

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Tank 2021, boiler 2018,
pipework unknown except renovated areas which was 2021 Boiler

Location - Garage

Approximate Electrical System Installation Date - New consumer unit
2021, with additional sockets etc added to existing system.

Approximate Electrical System Test Date - 2021

Fires/Heaters - None

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? - Wet Room

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

