

6 Bedroom(s), Detached House, Freehold

Stoops Lane, Bessacarr.



- 3D Virtual Tour Available
- Six Bedroom Detached Family Home
- Utility Room
- Enclosed Rear And Side Gardens
- Open Plan Kitchen Dining Living Space

- Sought After Location in Bessacarr
- Family Bathroom & Separate Shower Room
- Integral Double Garage And Driveway Allowing For Multiple Cars To Park
- Ground Floor W/C
- No Chain

**Offers Over
£440,000
Reduced**

Book your viewing today Tel: 01302 247754

Owner's View

Available with no onward chain.

A fully renovated house with complete layout change making it perfect for the growing family or a couple needing space or even a multi-generational family. In addition to larger rooms and new décor the house also benefits from all new plumbing and radiators throughout, a new boiler repositioned in the loft to save space, structured network cables and WIFI hotspots discreetly mounted in the ceilings to ensure you never drop signal no matter how heavy the bandwidth use.

Ground Floor

Floor Plan



1ST FLOOR

GRAND TOTAL AREA
1ST FLOOR: 100.00 m²
TOTAL: 100.00 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Open Plan Kitchen Dining And Sitting Space



Utility Room



Lounge



Music Room/Office

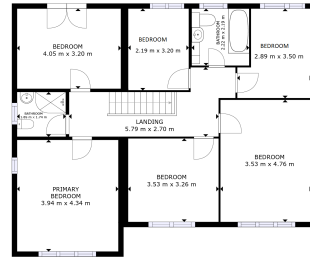


Ground Floor W/C



First Floor

Floor Plan



2ND FLOOR

GROSS INTERNAL AREA
1ST FLOOR: 84.00 m² 2ND FLOOR: 100.00 m²
TOTAL: 184.00 m²

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 Matterport

Master Bedroom





Second Bedroom



Fourth Bedroom



Third Bedroom



Fifth Bedroom



Sixth Bedroom



Family Bathroom



Shower Room



External

Front Aspect



Rear And Side Gardens



Property Information

Council Tax Band - D
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - 4000Kwh
 Average Annual Gas Bills - 15000Kwh
 Average Annual Water Bills - £600
 Tenure - Freehold

Solar Panels - No panels at present however we are considering getting them installed. If we do then we would like to add them to the cost of the house or take them with us. Quote price is £10k
 Space Heating System - Gas Boiler with radiators (Combi)
 Approximate Heating System Installation Date - 2020
 Water Heating System - Gas combi boiler
 Approximate Water Heating Installation Date - 2020
 Boiler Location - Loft apex



Approximate Electrical System Installation Date - 2015
Approximate Electrical System Test Date - 2022 (cert available)
Fires/Heaters - Solid Fuel (coal, wood)
Permanent Loft Ladder - Yes
Loft Insulation - Yes
Loft Boarded out - Yes

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Energy Performance Certificate

