

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

**Fillies Avenue, Bessacarr.**



- No Chain
- Five Bedrooms
- En - Suite to Master Bedroom
- Two Reception Rooms
- Electric Car Charger Point

- Detached Family Home
- Kitchen Diner
- Utility Room
- Summer House with Bar Area
- Sought After Area in Bessacarr

**£359,950**

**For Sale**

*Book your viewing today* Tel: 01302 247754

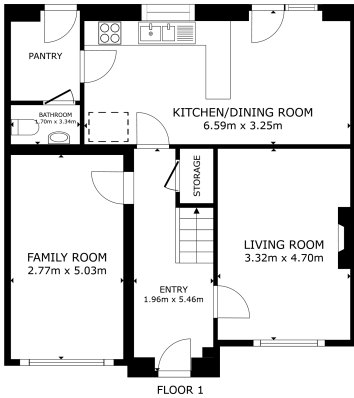
## Owner's View

Beautiful, versatile and spacious family home in an excellent position being surrounded by open spaces and greenery. It's perfect for families due to having two downstairs rooms alongside a brilliant dining kitchen.

Entertainment space is further enhanced due to the large garden that leads to a fabulous summerhouse that's been utilised as a bar to welcome friends and family, it can also be used for work purposes. Five bedrooms enhances even more spacious living.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 26.4 m<sup>2</sup> FLOOR 2 47.8 m<sup>2</sup>  
TOTAL 74.2 m<sup>2</sup>

Matterport

## Lounge



## Living Room



## Kitchen Diner





**Utility Room**

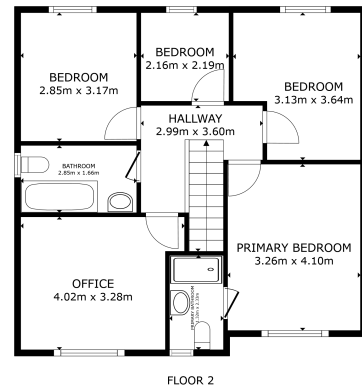


**Separate WC**



**First Floor**

**Floor Plan**



GROSS INTERNAL AREA  
FLOOR 1: 85.4 m<sup>2</sup> FLOOR 2: 87.8 m<sup>2</sup>  
TOTAL: 173.2 m<sup>2</sup>

Matterport

**Bedroom**





Bedroom

Bedroom



Bedroom





**Bedroom**



**En-Suite**



**Bathroom**



**External**

**Front Aspect**



**Back Garden**





## Summer House



## Property Information

Council Tax Band - E

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Boiler with Radiators

Approximate Heating System Installation Date - 4 years old

Water Heating System - Combi Boiler

Approximate Water Heating Installation Date - 4 years old

Boiler Location - Utility

Approximate Electrical System Installation Date - 4 years old

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

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? - Estate still being built

Has the property been adapted, or benefit from any accessibility features? - 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.

## Energy Performance Certificate

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            | <b>93</b>   |
| (81-91) <b>B</b>                                   | <b>83</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<br>2002/91/EC |  |