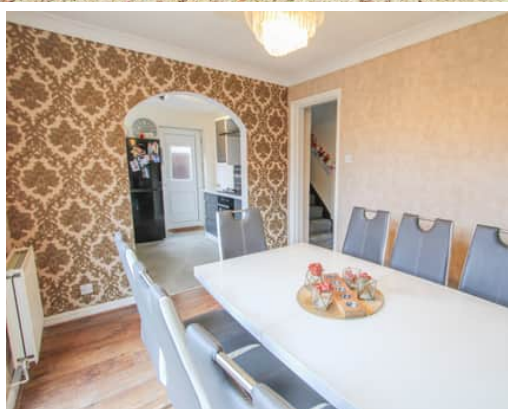


**3 Bedroom(s), Detached House, To be Advised**

**Willowlees Court, Bessacarr.**



- 3D Virtual Tour Available
- Three Double Bedrooms
- Spacious Lounge and Separate Dining Room
- En Suite to Master Bedroom
- Driveway Allowing for Off Road Parking

- Detached Family Home In An Envidable Location
- Modern and Contemporary Kitchen
- Cloakroom with Toilet
- Out Building Used as a Bar
- Rear Enclosed Garden

**£275,000**  
**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...

Detached family home located on a small quiet and friendly cul de sac. The property is of good proportions for a growing family with a garage conversion making a larger than average lounge. In the rear garden you will find a generous sized cabin where the current owners use as a bar and entertaining area.

An array of shops are within walking distance, together with excellent primary and secondary schools.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 31.0 sqm FLOOR 2: 2.4 sqm  
EXCLUDED AREAS: STORAGE: 0.2 sqm PATIO: 19.7 sqm  
TOTAL: 55.6 sqm

Matterport

## Kitchen



## Lounge





the property  
hive

# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)



Dining Room



W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 15.6 m<sup>2</sup> FLOOR 2: 44.6 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE 15.2 m<sup>2</sup> PATIO 19.7 m<sup>2</sup>  
TOTAL: 95.4 m<sup>2</sup>  
ALL MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Master Bedroom with En Suite



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.



## Bedroom



## Bedroom





**Family Bathroom**



**Externals**

**Front Aspect**



**Rear Garden**



## Bar



affecting the property or immediate locality? - No

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.

## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

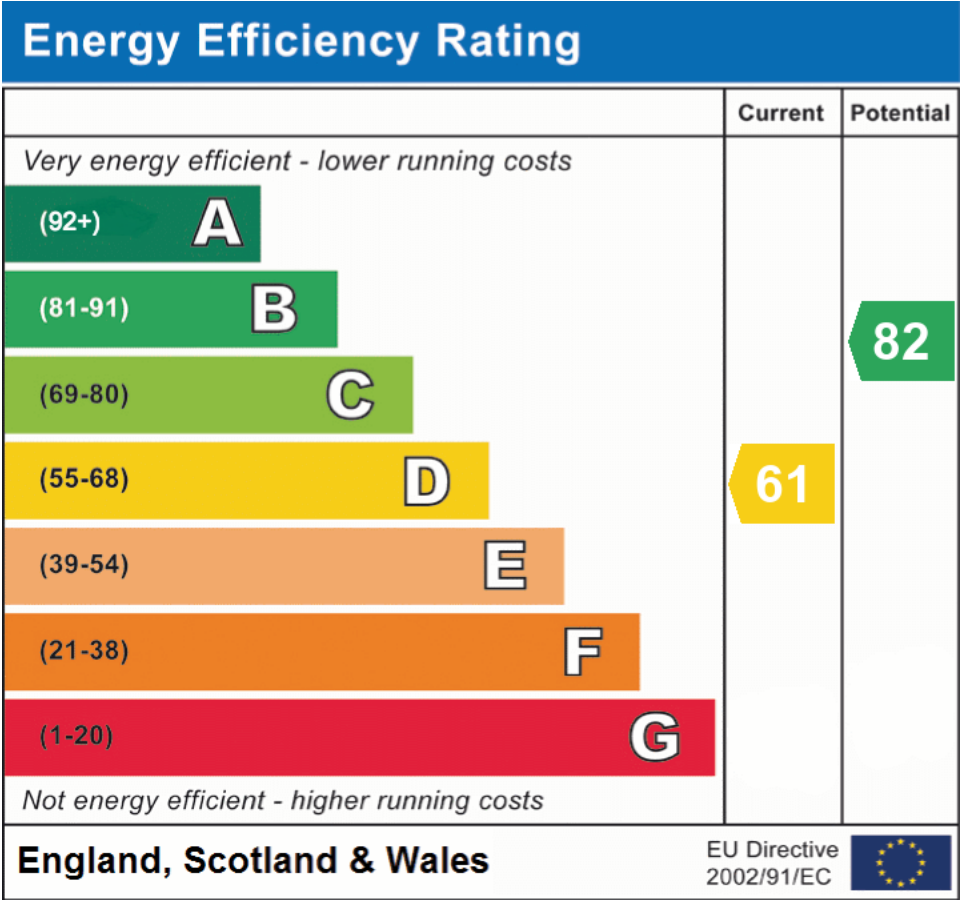
Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development

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



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.