

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

**Fillies Avenue, Bessacarr.**



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen And Sitting Room
- Utility and Ground Floor W/C
- Modern Family Bathroom
- Double Garage and Driveway allowing for Off Road Parking

- Beautifully Presented and Extended Detached Home In a Sought After Location
- Lounge and Dining Room
- Five Bedrooms En Suite to Master
- Generous Rear Enclosed Garden

**Offers in  
Region of  
£520,000  
For Sale**

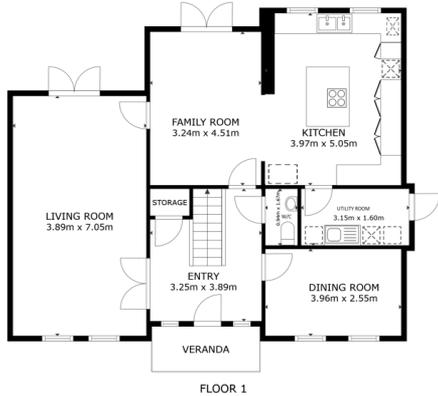
*Book your viewing today* Tel: 01302 247754

## 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... Property is a great spacious, extended family home. In a lovely setting with easy access to amenities. Lovely area for outdoor activities with great access to walks, cycle paths, etc.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 96.50m<sup>2</sup> FLOOR 2: 98.0m<sup>2</sup>  
EXCLUDED AREAS: VERANDA: 2.2m<sup>2</sup> BALCONY: 2.4m<sup>2</sup>  
TOTAL: 174.4m<sup>2</sup>

Matterport

## Entrance Hallway



## Open Plan Breakfast Kitchen And Sitting Room



## Utility Room



## Lounge



## Dining Room

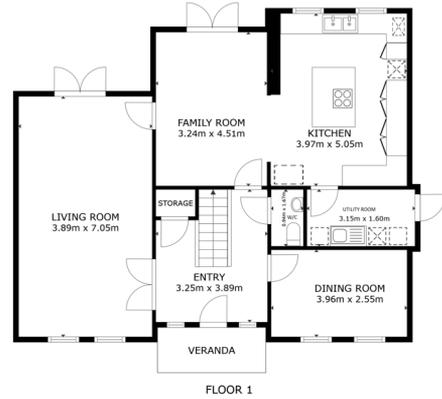


## Ground Floor W/C



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 94.5 m<sup>2</sup> FLOOR 2: 80.0 m<sup>2</sup>  
EXCLUDED AREAS: VERANDA 2.1 m<sup>2</sup> BALCONY 2.4 m<sup>2</sup>  
TOTAL: 174.4 m<sup>2</sup>  
SIZE IS AN APPROXIMATION AND SHOULD BE VERIFIED. ACTUAL MAY VARY.



## Master Bedroom With En Suite



**Bedroom**



**Family Bathroom**



**Bedroom**



**External**

**Front Aspect**



**Bedroom**



**Rear Garden**



**Bedroom/Study**





## Garage and Driveway



## Property Information

Council Tax Band - F

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2019

Boiler Location - Utility Room

Approximate Electrical System Installation Date - 2019

Approximate Electrical System Test Date - 2019

Fires/Heaters - Electric

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.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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 2002/91/EC	