

5 Bedroom(s), Detached House, Freehold

Cambridge Way, Bessacarr.



- 3D Virtual Tour Available
- Modern and Contemporary Breakfast Kitchen Diner
- Ground Floor W/C
- Jack and Jill Shower Room to Bedrooms Two and Three
- Rear enclosed Garden

- Stunning Detached Family Home in a Sought After Location
- Two Reception Rooms
- Five Bedrooms En Suite to Master
- Family Bathroom
- Double Garage and Driveway Allowing for Off Road Parking

**£435,000**  
**Reduced**

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... This large 5 bedroom, 3 story house is the perfect property for growing families. Downstairs comprises of 2 front rooms and a large social kitchen/dining room area, with patio doors leading to the rear garden. The first floor has 4 double bedrooms, 2 of which are joined by a Jack and Jill en-suite. The second floor boasts a stunning, large master bedroom and a second en-suite. Outside, there is a large back garden which leads to the double garage. Access can be gained to the garage through the side door, which is in the garden. Being on the corner, this property benefits from not being overlooked by other houses, also leaving ample space down the side of the house for visitor parking.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 64 m<sup>2</sup> FLOOR 2: 83 m<sup>2</sup>  
FLOOR 3: 49 m<sup>2</sup> (EXCLUDED AREA)  
GARAGE: 46 m<sup>2</sup> PATIO: 14 m<sup>2</sup>  
REDUCED BEDROOM BELOW: 10 m<sup>2</sup> 1 m<sup>2</sup>  
TOTAL: 177 m<sup>2</sup>

FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



## Entrance Hallway



## Lounge



## Kitchen Diner



## Play Room



## Second Bedroom



## Ground Floor W/C



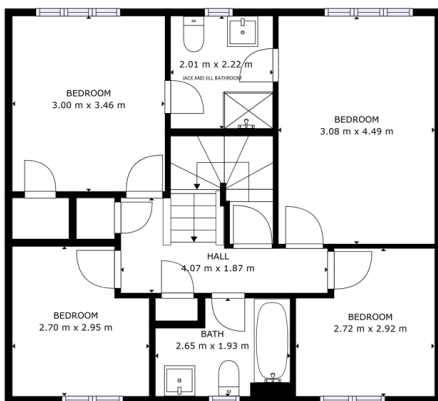
## Jack and Jill Shower Room



## First Floor

## Third Bedroom

## Floor Plan



## Fourth Bedroom



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 60 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
 FLOOR 3: 45 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 36 m<sup>2</sup>, PATIO: 24 m<sup>2</sup>  
 REDUCED HEADROOM BELOW 1.5M: 1 m<sup>2</sup>  
 TOTAL: 123 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Fifth Bedroom**



**Master Bedroom With En Suite**

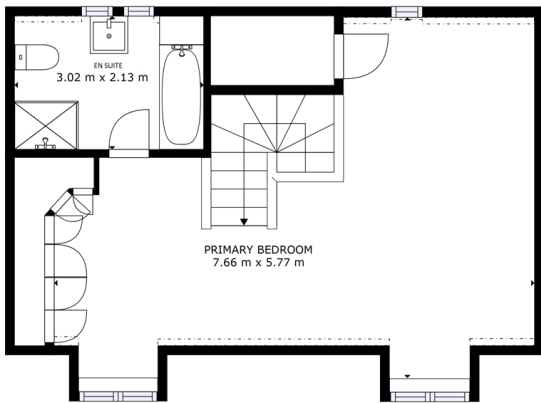


**Family Bathroom**



**Second Floor**

**Floor Plan**



GROSS INTERNAL AREA  
FLOOR 1: 60 m<sup>2</sup>, FLOOR 2: 63 m<sup>2</sup>  
FLOOR 3: 40 m<sup>2</sup>, EXCLUDED AREAS:  
GARAGE: 88 m<sup>2</sup>, PATIO: 24 m<sup>2</sup>  
REDUCED HEADROOM BELOW 1.5M: 1 m<sup>2</sup>  
TOTAL: 173 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



**External**



**Front Aspect**



**Rear Garden**



**Double 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 - 2016

Water Heating System - Gas combi boiler  
Approximate Water Heating Installation Date - 2016  
Boiler Location - In a cupboard, in the kitchen  
Approximate Electrical System Installation Date - 2016  
Approximate Electrical System Test Date - 2016  
Fires/Heaters - None  
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>		
(81-91) <b>B</b>	<b>84</b>	<b>91</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	