

3 Bedroom(s), Semi-Detached House, Freehold

Carr Lane, Bessacarr.



- 3D Virtual Tour Available
- Spacious and Well Presented Semi Detached Family Home
- Three Reception Rooms
- Family Bathroom
- Garage and Driveway Allowing for Off Road Parking

- Kitchen
- No Chain
- Utility Area
- Three Bedrooms
- Rear Enclosed Garden Benefitting From All Day Sun

**Offers in Region of  
£229,950  
For Sale**

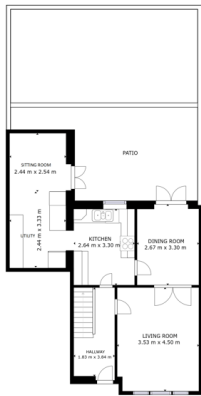
*Book your viewing today* Tel: 01302 247754

## 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... This property is in a wonderful location, it sits on a quiet cul-de-sac which means it's peaceful as there's no through traffic. It is close to 'the red path' linking the whole of West Bessacarr together. It's great for cycling and dog walking. The area is great for children to play out. The small parade of shops is only a short walk away. The garden is enclosed and gets the sun all day long. The extended kitchen offers much needed space for families. The windows are large and allows great light into the house. Having the separate dining room that opens up into the longer also gives us a hose that we can adapt to our situation as it changes. The drive and garage is great added space too.

## Ground Floor

### Floor Plan



GROUND INTERNAL AREA  
FLOOR: 112.33 sq. metres = 1203.87 sq. ft.  
ENCLOSED AREA: 1000.00 sq. ft.  
TOTAL AREA: 1000.00 sq. ft.

Matterport



Dining Room



Utility/Reception Room

## Kitchen



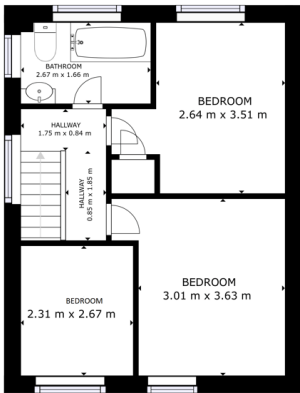
## Lounge



First Floor



Floor Plan



00000 INTERNAL AREA  
 FLOOR: 12.21 sq. metres / 131.14 sq. ft.  
 EXCLUDED AREA: PATIO: 61.83 sq. ft.  
 5698 sq. metres / 6118.78 sq. ft.



Bedroom



Bedroom



Bedroom



Bathroom



## External



## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold



Solar Panels - No

Space Heating System - Gas Boiler warm air vents

Approximate Heating System Installation Date -

Water Heating System - Unsure/ has hot water tank

Approximate Water Heating Installation Date -

Boiler Location - In kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Not Known

Loft Insulation - Not Known

Loft Boarded out - Not Known

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 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



*We make it happen.*

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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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 