

4 Bedroom(s), Detached House, Freehold

Hindburn Close, Bessacarr.



- 3D Virtual Tour Available
- Three Separate Reception Rooms
- Dining and Entertainment area
- Four Bedrooms Master having En Suite and Walk in Wardrobe
- Double Garage with Driveway for Multiple Cars

- Extended Detached Family Home in Sought After Location in Bessacarr
- Contemporary Kitchen
- Utility, Shower Room and Ground Floor Toilet
- Family Bathroom

**Offers in
Region of
£465,000
For Sale**

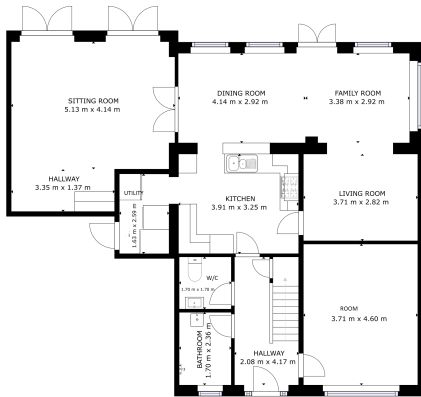
Book your viewing today Tel: 01302 247754

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...A modern, unique and very spacious home which offers versatility within a quiet, friendly community.

Ground Floor

Floor Plan



OVERALL INTERNAL AREA:
ROOM 1: 11.02 m², ROOM 2: 19.23 m²,
TOTAL: 30.25 m²



Utility



Reception Room



Kitchen



Dining Space and Entertainment Area





Room



Reception Room

Shower Room

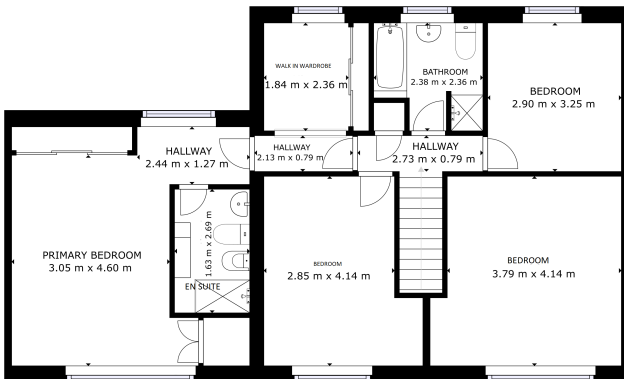


Ground Floor Toilet



First Floor

Floor Plan



00001

00001: INTERNAL AREA.
ROOMS: 11 (TOTAL OF 10 ROOMS + 1 BATH)
TOTAL: 288.41 m²
NOTE: SEE DRAWING FOR DIMENSIONS. ALL DIMENSIONS ARE APPROXIMATE.



Bedroom



Bedroom



Bedroom with En Suite and Walk in Wardrobe



Bedroom



External

Front Garden



Rear Garden



Property Information form

Council Tax Band - D
 Utilities - Mains Gas, Mains Electricity, Mains Water
 Water Meter - Yes
 Average Annual Electricity Bills - Approx. £800
 Average Annual Gas Bills - Approx. £1200
 Average Annual Water Bills - Approx. £500
 Tenure - Freehold
 Solar Panels - No
 Space Heating System - Gas Boiler with radiators
 Approximate Heating System Installation Date - New radiators, piping

and tank 2021, Boiler 2018

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Tank 2021, boiler 2018,
pipework unknown except renovated areas which was 2021 Boiler

Location - Garage

Approximate Electrical System Installation Date - New consumer unit
2021, with additional sockets etc added to existing system.

Approximate Electrical System Test Date - 2021

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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 