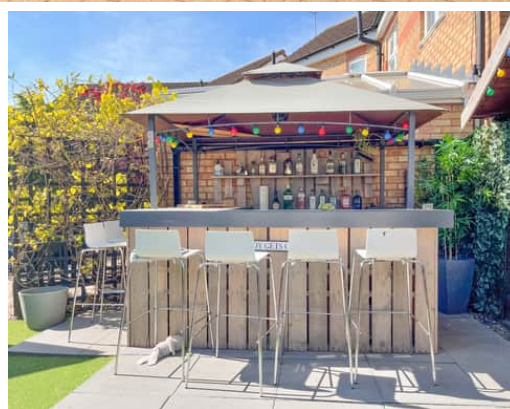


4 Bedroom(s), Detached House, Freehold

Rosemary Close, Bessacarr.



- 3D Virtual Tour Available
- Four Double Bedrooms En Suite Wet Room to Master
- Modern Breakfast Kitchen with Utility Area
- Double Garage 1/4 of which is Converted to a Gym, Both benefiting for Electricity
- Driveway Allowing for off Road Parking- EV Charging Point

- Spacious Detached Family Home in a Popular Location
- Three Reception Rooms
- Ground Floor W/C
- Rear Enclosed Garden Garden with Summer House, Bar with Integral Refrigerator , Hot Tub and Pond (included)

**Offers
Over
£350,000
Reduced**

Book your viewing today Tel: 01302 247754

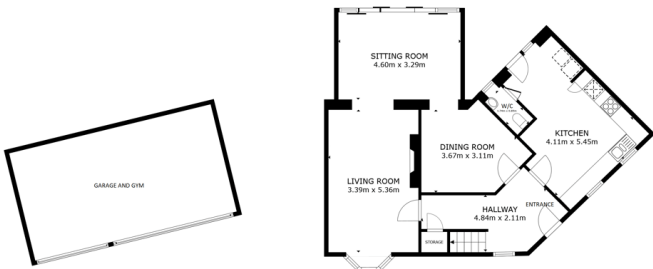
Owner's View

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... A spacious family home with four double bedrooms, modern kitchen, dining room, spacious lounge and garden room with solid tiled roof which opens up via sliding doors fully into an extended private garden with generous sized fish pond, summer house, outdoor bar with integral fridge, hot tub area and gym. The Property benefits from a good sized en suite to the master bedroom, a family bathroom and a downstairs toilet for visitors. The property is situated in a small cul de sac and has a double garage and EV charging point with quick access to all local amenities. This is a perfect property for couples who like to entertain and for growing families who need space.

Included in the sale of the property is the Hot tub.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR: 79.8 m² FLOOR: 215.6 m²
EXCLUDING: GARAGE: 32.4 m²
TOTAL: 147.8 m²

Matterport

Breakfast Kitchen With Utility Area



Lounge



Dining Room



Garden Room



Master Bedroom With En Suite Wet Room

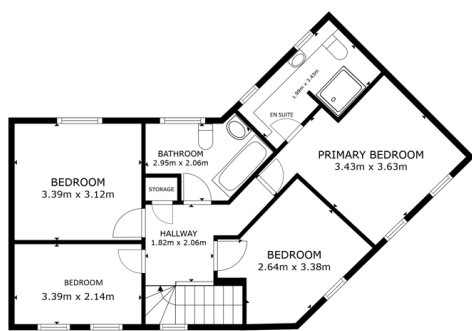


Ground Floor W/C



First Floor

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 79.8 m² FLOOR 2: 61.6 m²
 EXCLUDED AREAS: GARAGE 25.4 m²
 TOTAL: 141.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Bedroom



Bedroom



Bedroom



Family Bathroom

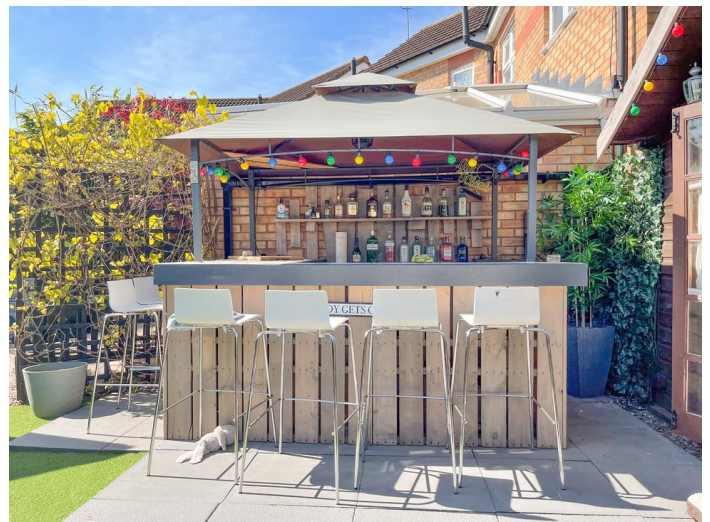


External

Front Aspect



Rear Garden





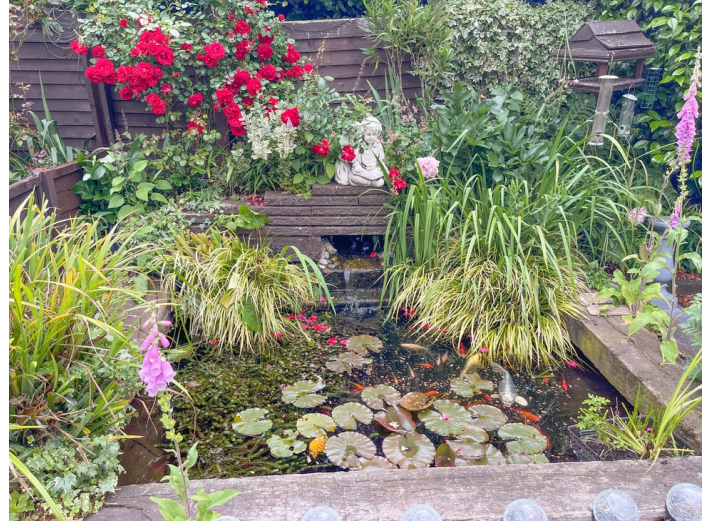
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All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Summer House



Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - last 24 months

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.

Gym



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - 8000KWH

Average Annual Gas Bills - 12,000KWH

Average Monthly Water Bills - £51 per month

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas Combi Boiler with tank

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	76	
(55-68) D		
(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	