

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

**Longfield Drive, Bessacarr.**



- 3D Virtual Tour Available
- Three Separate Reception Rooms
- Ground Floor Bathroom
- Bathroom
- Front and Rear Gardens

- Extended Detached Family Home
- Breakfast Kitchen
- Four Bedrooms
- Garage and Driveway Allowing for Multiple Cars to Park

**£345,000**  
**For Sale**

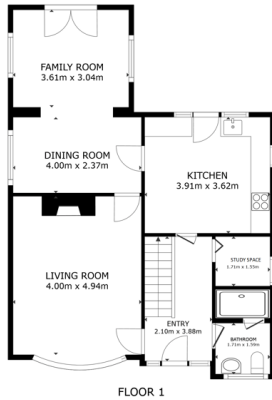
*Book your viewing today* Tel: 01302 247754

## 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...We have lived in our extended home since 1999. The house sits in prime location and we have loved our time here. We moved in with our four children and we are within walking distance to various schools. There is also two great parks just a few minutes walk away. There are local shops within easy reach. The house has been a great family home and is still enjoyed now by our children and grandchildren, there is plenty of space for several cars to park and even room to keep our caravan on the drive. The garden is well established and has decking for outdoor relaxing as well as a greenhouse, shed and garage.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 72.5 m<sup>2</sup> FLOOR 2: 59.3 m<sup>2</sup>  
TOTAL: 131.8 m<sup>2</sup>

NOTES: AREA COVERING PORCH AND TERRACE, ACTUAL MAY VARY

Matterport



Lounge



## Breakfast Kitchen



Dining Room





**Family Room**

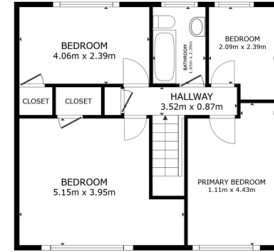


**Ground Floor Shower Room**



**First Floor**

**Floor Plan**



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR: 173.5 m<sup>2</sup> FLOOR: 239.3 m<sup>2</sup>  
 TOTAL: 412.8 m<sup>2</sup>



**Bedroom**



**Bedroom**



## Bedroom



## Bedroom



## Family Bathroom



## External

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - D  
 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 - 2009  
Water Heating System - Gas combi boiler  
Approximate Water Heating Installation Date - 2009  
Boiler Location - Back bedroom  
Approximate Electrical System Installation Date -  
Approximate Electrical System Test Date -  
Fires/Heaters - Electric  
Permanent Loft Ladder - No  
Loft Insulation -Yes  
Loft Boarded out - Yes  
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 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>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</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 