

4 Bedroom(s), Detached House, Freehold

Stoops Lane, Bessacarr.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner And Sitting Area
- Office/Playroom
- Four Double Bedrooms
- Front and Rear Gardens

- Stunning Detached Family Home in a Sought After Location
- Spacious Lounge
- Ground Floor W/C
- Modern Family Bathroom Suite
- Detached Tandem Garage and Driveway Allowing for Multiple Cars to Park

£350,000
Reduced

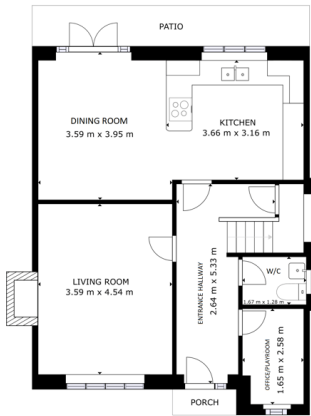
Book your viewing today Tel: 01302 247754

Owner's View

We have absolutely loved living here - it's been the perfect home to start our family. Having a new baby has meant lots of walks and Bessacarr offers both convenience and safety. Living on Stoops Lane has provided us with some beautiful walks up and down the red path, past farmers' fields to get to lakeside and, of course, walks to Costa for a much needed coffee! Since starting our family, our intention was to make this house our home and that is what we did - re-plastering the whole of the upstairs (including the staircase and ceilings), replacing the skirting boards and architraves, carpeting throughout (including the living room) as well as fitting new radiators and new doors. We have loved our time here and will be very sad to go. We are certain that the new owners of this house will fall in love with it just as we did. Thank you for viewing!

Ground Floor

Floor Plan



Matterport



Entrance Hallway



Lounge



Kitchen Diner



Ground Floor W/C

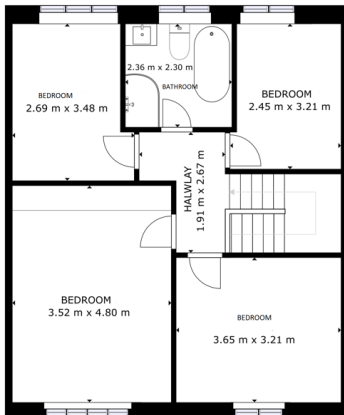


Second Bedroom



First Floor

Floor Plan



Matterport

Third Bedroom



Fourth Bedroom



First Bedroom



Bathroom





External



Front Aspect



Rear Garden



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills - Approx. £1600 with gas

Average Annual Gas Bills - As above

Average Annual Water Bills - Approx. £300

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - In loft

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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	58	
(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 