



34 Ontario Road
Bottesford, DN17 2TQ
£440,000

Bella
properties

The rare opportunity has arisen to purchase this stunning five bedroom detached ECO home! Boasting high specification technology throughout including hard-wired internet connection to allow super-fast browsing on all TV points, hidden WIFI repeaters to ensure no signal weakness, occupancy sensors for the lights in the utility, hallways and ground floor bathrooms, cell phone controls for the ovens, washing machines, heating, kitchen fans and lights and garage, as well as a state of the art security system!

With an air source heat pump to generate the hot water and underfloor heating and solar panels and battery storage programmed to take advantage of cheaper tariffs, this property is ultra eco-friendly throughout. With its beautiful, neutral décor throughout and ample space for a growing family, this home is sure to have widespread appeal. Viewings are now available and come highly recommended to truly appreciate what this home has to offer!



Entrance Hall 13'0" x 7'2" (3.97 x 2.2)

Entrance to the property is via the front aluminum door and into the hallway. Underfloor heating and internal oak door leads to the kitchen/diner. Stairs lead to the first floor accommodation.

Kitchen/Diner 28'11" x 19'7" (8.83 x 5.98)

A beautiful, open plan space. Underfloor heating with spotlights, uPVC window with integral blind faces to the rear of the property and internal oak doors lead to the W/C and garage. Aluminium door leads to the rear garden. Ample kitchen storage with countertops, central island and integrated appliances.

Sitting Room 15'2" x 13'11" (4.63 x 4.26)

Underfloor heating with spotlights, two Velux windows, two uPVC windows with integral blinds face to the rear and aluminum Bifold doors lead to the rear garden.

W/C 3'8" x 8'2" (1.14 x 2.49)

Underfloor heating with uPVC window facing to the side of the property. A three piece suite consisting of urinal, toilet and sink.

Utility 7'1" x 12'10" (2.18 x 3.92)

Underfloor heating with base height and wall mounted units, countertops and splashbacks, space and plumbing for white goods and uPVC window faces to the front of the property.

Landing

Carpeted with underfloor heating, spotlights and uPVC window faces to the front of the property. Internal aluminum doors lead to four of the bedrooms, family bathroom and storage cupboard. Carpeted stairs lead to the second floor accommodation.

Bedroom Two 15'10" x 13'1" (4.84 x 3.99)

Carpeted with underfloor heating and two uPVC windows face to the rear of the property.

Bedroom Three 15'7" x 12'4" (4.77 x 3.77)

Carpeted with underfloor heating and uPVC window faces to the rear of the property.

Bedroom Four 12'4" x 11'1" (3.77 x 3.38)

Carpeted with underfloor heating and uPVC window with integral blind faces to the front of the property.

Bedroom Five 10'10" x 13'1" (3.32 x 3.99)

Carpeted with underfloor heating and uPVC window with integral blind faces to the front of the property.

Bathroom 8'7" x 11'3" (2.64 x 3.45)

Underfloor heating with towel radiator, spotlights and uPVC window faces to the rear of the property. A four piece suite consisting of bathtub, toilet, double shower cubicle and sink.

Landing 15'10" x 3'7" (4.83 x 1.11)

Carpeted with Velux window facing to the rear of the property and internal aluminium doors lead to the master bedroom and dressing room.

Master Bedroom 16'7" x 15'10" (5.06 x 4.83)

Carpeted with underfloor heating, spotlights and Velux windows with smart blinds face to both sides of the property.

En-Suite 7'10" x 11'11" (2.41 x 3.65)

Underfloor heating with Velux window facing to the side of the property. A three piece suite consisting of shower, toilet and his and hers sink.

Dressing Room 6'0" x 12'4" (1.85 x 3.78)

Carpeted with underfloor heating and Velux window with integral blind faces to the rear of the property.

External

To the front of the property is a block paved driveway for off road parking, which leads to the entrance of the property and large integral garage which measures 5.66m x 3.7m. Access to the rear is through double gates to the beautifully presented garden, which is laid to lawn with patio area, ideal for entertainment purposes.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 232.7 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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