





SUPERB EXTENDED FOUR BEDROOM PROPERTY LOCATED IN A QUIET CUL DE SAC WITHIN BESSACARR. This beautiful family home will offer all purchasers excellent accommodation in a much sought after DN4 location. Immaculately presented throughout, you will not want to miss this much improved detached house. In brief this lovely home comprises of entrance hallway, WC, living room, extended dining room, kitchen/breakfast room, utility room, stairs, first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, bathroom, front garden, driveway, detached garage and rear/side garden. STUNNING HOUSE.



ENTRANCE HALL

8' 2" x 13' 1" (2.49m x 4.00m) This delightful family house is accessed via the front facing double glazed frosted door to the entrance hallway, door to the WC on the left, door the living room on the right, stairs lead to the first floor landing, front facing double glazed frosted window and a radiator.

WC

2' 8" x 5' 4" (0.83m x 1.63m) Benefits from a low flush WC, wash hand basin within a vanity unit, partially tiled walls, radiator and a front facing double glazed frosted window.

LIVING ROOM

16' 4" x 11' 11" (4.99m x 3.65m) Wonderful bright reception room positioned at the front of the property with front facing double glazed window, double doors to the extended dining room, radiator, coving to the ceiling and a feature electric fire with decorative surround.

EXTENDED DINING ROOM

11' 11" x 14' 7" (3.64m x 4.46m) This room has been extended to the rear to provide the perfect family entertaining space with rear facing double glazed sliding doors, radiator, spotlights to the ceiling and laminate flooring.

BREAKFAST KITCHEN

10' 7" x 11' 3" (3.24m x 3.44m) Beautiful kitchen/breakfast space with a range of fitted kitchen units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor hood above, electric oven, integrated fridge, integrated wine cooler, breakfast table, spotlights, radiator, partially tiled walls, rear facing double glazed window, side facing double glazed window and a door to the utility room.



UTILITY ROOM

6' 11" x 5' 2" (2.11m x 1.59m) Further utility space with plumbing for a washing machine, base level storage unit, work surface incorporating a single bowl sink, partially tiled walls, boiler unit, radiator, laminate flooring, radiator and a side facing double glazed frosted window.

STAIRS

The stairs lead from the entrance hallway to the first floor landing.







FIRST FLOOR LANDING

3' 1" x 12' 1" (0.95m x 3.69m) Providing access to all bedrooms/bathroom, loft access point and a storage cupboard.

MASTER BEDROOM

11' 1" x 11' 10" (3.39m x 3.62m) Fabulous master bedroom with mirror fronted fitted wardrobes, radiator, front facing double glazed window and a door to the en-suite.

ENSUITE

7' 5" x 5' 3" (2.28m x 1.61m) Nicely presented en-suite comprising of a low flush WC, wash hand basin within a vanity unit, shower cubicle, partially tiled walls, spotlights to the ceiling, storage cupboard, radiator and a front facing double glazed frosted window.

BEDROOM

8' 11" x 12' 2" (2.73m x 3.71m) Lovely double bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 8" x 7' 11" (2.66m x 2.42m) Further spacious bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 8" x 6' 5" (2.66m x 1.97m) The fourth bedroom also positioned at the rear of the property is currently utilised as an office space with rear facing double glazed window and a radiator.

BATHROOM

6' 2" x 7' 8" (1.89m x 2.36m) Lovely bathroom comprising of bath, wash hand basin within a vanity unit, low flush WC, partially tiled walls, radiator, spotlights and a side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small lawn area to the front, open access to the driveway providing off street parking in front of the garage and to the side of the house.

DETACHED GARAGE

This is located at the rear of the property and is accessed via the driveway.

REAR & SIDE GARDEN

Enclosed rear and side garden, central lawn, shrub beds, paved patio and side access gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

MONTHLY COST £177 PER MONTH

HEATING SYSTEM: GAS FIRED CENTRAL HEATING BOILER

INSTALLATION DATE: 13/12/2023

LAST SERVICE: 12/12/2025

ELECTRICS INSTALLATION: 1994

ELECTRIC METER LOCATION: SIDE OF HOUSE

GAS METER LOCATION: SIDE OF HOUSE

WATER METER LOCATION: FOOTPATH

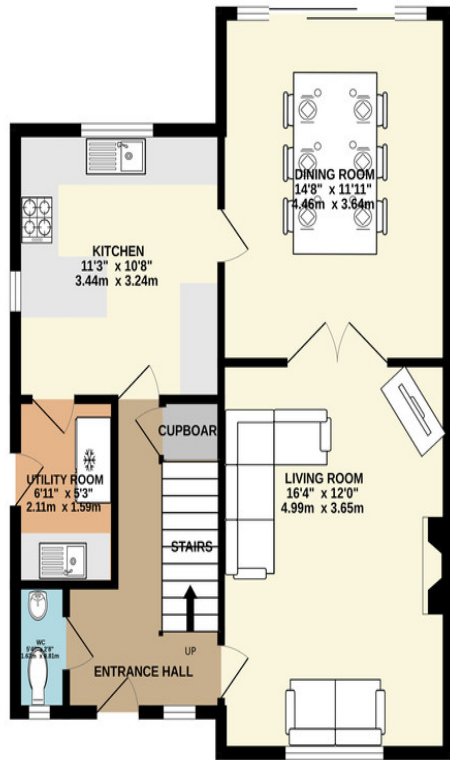
GARDEN FACES: EAST

LOFT: BOARDED FOR STORAGE

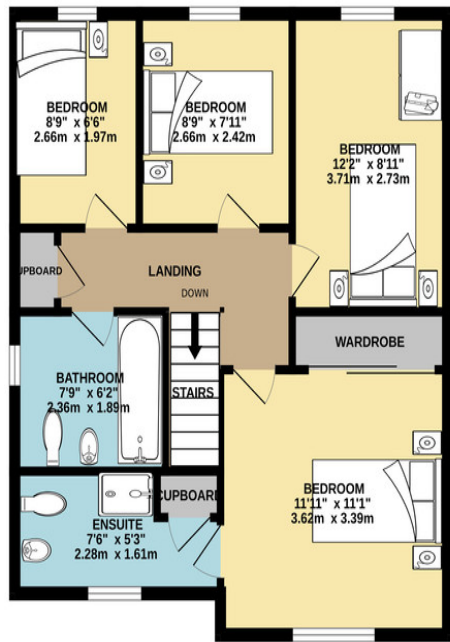
SERVICES: MAINS



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		