



3  4  2 

Heath Road, Pamber Heath

£650,000

BELVOIR!



Key Features

- > 3 bedroom detached home
 - > Council Tax Band: D
 - > Tenure: Freehold
- > Immaculately presented
 - > Landscaped garden
 - > Tenure: Freehold
 - > EPC rating D



Belvoir Estate Agents are pleased to market this beautifully presented and previously extended three bedroom home in a popular area of Pamber Heath. The property itself has been superbly upgraded and includes air conditioning pumps in all principle rooms.

Downstairs living space is comprised of an entrance porch leading to hallway which gives access to all principle rooms, including large lounge which has feature fireplace, and opens into a into a further reception space via exposed brick archway where the stairs are found leading up to the first floor. The one bedroom on the ground floor is a very comfortable double room, which has had fitted wardrobes to allow for extra storage space.



The family bathroom has been excellently refitted and now offers a Jacuzzi bathtub, separate corner shower cubicle with rainfall shower attachment which is controlled via a Mara system, toilet, sink and a heated towel rail. Following from the bathroom, there is a further separate toilet room which again has been refitted.

The property now boasts a rear extension which has been completed to an immaculate finish, where the kitchen opens up into a double width day room across the back of the property. The kitchen has a range of eye and base level units with built in dishwasher, double electric ovens with warming drawer, water softener, and breakfast bar able to seat 4 people. The extension offers a light and airy room with dual aspect windows and offers French doors which lead out into the garden.

Upstairs, there are two further double bedrooms which offers eaves storage surrounding the entire top floor and offers potential for an en-suite to the larger of the two rooms.



Outside, the rear garden has been landscaped and now offers a very smart patio with an area of artificial lawn, a purpose-built pagoda currently being used as a BBQ station and a well-built outdoor summerhouse which is currently being used as a home gym. There is a garage alongside the property which is slightly larger than a single, and is fitted with a remote roller blind front door and full lighting and power throughout. To the front of the property, there is a driveway suitable for 3-4 vehicles.

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors or Phillips. We may receive a fee of £250.00 if you use their services.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.



 <p style="text-align: center;">Floor 0 Building 1</p>	 <p style="text-align: center;">Floor 1 Building 1</p>	<p style="text-align: center;">BELVOIR! Property is personal</p>
 <p style="text-align: center;">Floor 0 Building 2</p>		<p style="text-align: center;">Approximate total area⁽¹⁾ 1963.68 ft²</p> <p style="text-align: center;">Reduced headroom 141.63 ft²</p>
<p style="text-align: center;">(1) Excluding balconies and terraces</p>		<p style="text-align: center;">[] Reduced headroom (below 1.5m/4.92ft)</p>
<p style="text-align: center;">While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>		<p style="text-align: center;">GIRAFFE360</p>

Contact us today to arrange a viewing...