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Pelican Road, Pamber Heath

£1,250,000

**BELVOIR!**





## Key Features

- > Six bedroom detached
- > Council Tax Band: G
- > Tenure: Freehold
- > Self Contained Annexe
- > Backing onto woodlands
- > Tenure: Freehold
- > EPC rating D



Belvoir Estate Agents - Offered to the market for sale, is this truly wonderful and previously extended family home set in the highly sought after Pelican Road. Benefitting from a previous extension, this six bedroom property now offers over 3000 square feet of living accommodation, including a self contained annexe.

After undergoing renovation, this home offers a light and airy living accommodation throughout. Upon entering the property you are greeted by a large entrance hallway which gives access to the first floor, and through to a generous sized dining room which comfortably holds a dining table with 8 seats and a front aspect bay window. The lounge again is a great size, featuring a wood burner, and tri-aspect windows and french doors leading into the rear garden.







The rear aspect kitchen has been excellently fitted, with a range of eye and base level units, with built in appliances such as two double electric ovens at eye level, and space for a freestanding dishwasher. Additional seating is provided due to the breakfast bar island which also offers further storage space. From the kitchen, there is a separate laundry room with available plumbing for a washing machine, space for tumble dryer and a downstairs cloakroom.

The ground floor self-contained annexe offers a wonderful living space with a large lounge, a separate dining room accessed via bi-folding doors, fitted kitchen a three piece shower room with vanity unit housed toilet, sink and double shower with rainfall attachment. The kitchen has been seamlessly fitted with an array of storage cupboards, fitted microwave and electric oven at eye level, four ring induction hob and space for a washing machine, tumble dryer and fridge freezer. The double bedroom is a very generous size and is rear facing, with UPVC windows overlooking into the garden. Both the dining room and the bedroom have been completed with underfloor heating.



Upstairs, there is a spacious hallway boasting a large built in laundry cupboard, gives access to the five bedrooms, of which there are four large doubles and a large single. The main bedroom in particular is a great size and boasts a separate dressing room which floor to ceiling fitted wardrobes, before accessing the three piece shower room en-suite. The family bathroom has been beautifully replaced and offers a four piece suite, with feature bath, separate double shower cubicle with rainfall attachment and large sink.







The rear garden offers a great degree of privacy by backing on to open woodland at the end, whilst offering a smart patio which is perfect for entertaining space, and a large area of lawn, an area of shrubs and a run of mature hedge row. There is a purpose built outbuilding which is currently being used as a home office, which has been completed with full power, insulation, electric heating and a separate cloakroom. Access can be offered to the front garden via a garden gate on both sides, where is an 'In and Out' shingle driveway for up to 12 vehicles can be found with access in a large double garage with full power, and a large electric door.

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

We can refer you onto Mortgage Advise 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 be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identify verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.**







 <p><b>Floor 0 Building 1</b></p>	 <p><b>Floor 1 Building 1</b></p>	<h1>BELVOIR!</h1> <p>Property is personal</p>
 <p><b>Floor 0 Building 2</b></p>		<p><b>Approximate total area<sup>(1)</sup></b></p> <p>3637.98 ft<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>3.94 ft<sup>2</sup></p> <p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft</p> <p>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>Calculations are based on RICS IPMS 3C standard.</p> <p><b>GIRAFFE360</b></p>

Contact us today to arrange a viewing...

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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