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The Glen, Pamber Heath

Offers in excess of £650,000

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Key Features

- > Four bedroom semi detached
- > Council Tax Band: D
- > Heavily extended
- > Three reception rooms
- > Walking distance to Pamber Forest
- > En-suite shower room
- > Tenure: Freehold
- > EPC rating C



Belvoir Estate Agents - A wonderfully presented, and previously extended four bedroom family home is offered of the market just a short distance from Pamber Forest.

Downstairs living accommodation has been increased to offer three reception rooms, including a large kitchen / dining room which is now opened into a wonderful open plan living space to the rear. To the front, there is an open hallway which leads through to a laundry room with separate cloakroom, and access to the first floor via staircase.

The kitchen / dining room has been wonderfully fitted and now creates a very light and airy room. There is a large amount of storage available due to fitted units at eye and base level, with integral appliances such as an electric





oven, four ring gas hob with extractor fan above. From the kitchen, there is access into the rear garden, and also through to a large reception room which is filled with natural light due to bi-folding doors, and large sky light above. Two further reception rooms downstairs complete the layout with a front aspect snug, and home office.

Upstairs, the landing provides access to all four bedrooms, family bathroom benefitting from a two light tunnels to create a light area.

All bedrooms are excellent sizes with three of the four providing large double bedrooms, whilst the fourth is a large single. The main bedroom in particular is a great size offering two separate wardrobes, and a three piece shower room en-suite to create a main suite. The main bathroom again has been immaculately presented, offering a three piece suite with fitted bath with shower attachment above.



Outside, the well maintained rear garden offers a spacious outdoor area, which is mainly laid to lawn whilst offering a smart patio perfect for entertaining, shrub borders and a rear outbuilding. To the front, there is a large frontage providing driveway parking for multiple cars via gravel driveway and a smart area of lawn.

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

We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee 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 Juno. 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.





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Property is personal



Floor 0



Floor 1

Approximate total area[®]

1481 ft²

Reduced headroom

3 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Contact us today to arrange a viewing...

www.belvoir.co.uk

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