



**355B PELHAM ROAD,
IMMINGHAM, DN40 1NF**

**£245,000
FREEHOLD**

This stunning modern family home features four bedrooms, four reception rooms, and a fantastic garden cabin perfect for a home office. The interior includes elegant plantation shutters, an ensuite master bedroom, and off-road parking. Only eight years old, it comes with a remaining builder's warranty. Conveniently located close to shops and amenities, this property is ideal for family living.



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355B PELHAM ROAD,



ENTRANCE HALLWAY

As you enter the property through a uPVC glazed entrance door you are met with a light bright hallway with doors to lounge, second sitting room, kitchen and downstairs W.C. Staircase takes you to the first floor, understairs fitted cupboards in a gloss finish

LOUNGE

Front facing room with bay window and side prism window both with plantation style shutters, double doors take you into the dining room

DINING ROOM

With a prism style side window, ample room for a six seater dining table and double doors into the conservatory

CONSERVATORY

With blinds to all windows and a central heating radiator this room faces the garden

SECOND SITTING ROOM

A front facing room with dual aspect windows to front and side with fitted plantation shutters, would be a perfect second sitting room, play room or teenage den.

BREAKFAST KITCHEN

Overlooking rear garden via a large window, with a range of cream wall and base units with contrasting worktops, attractive feature tiling to splashbacks, sink unit, integrated dishwasher, built in electric oven with gas hob and extractor over, space for American fridge freezer, space and plumbing for washing machine island/breakfast bar area with cupboard storage below,

DOWNSTAIRS WC

With low flush WC, hand wash basin and obscured glazed window to the side

FIRST FLOOR HALLWAY

Doors to all principle rooms and a loft hatch leading to fully boarded loft via ladders

BEDROOM ONE

overlooking the rear garden with space for super king bed plus a range of bedroom furniture

ENSUITE

With obscured window, double shower cubicle with mains powered waterfall style shower, low flush WC, hand wash basin and a large heated towel rail

BEDROOM TWO

Double room with eves style window to the front aspect,

BEDROOM THREE

With clever use of the stairs bulkhead into a wardrobe with dual aspect windows over the front garden

BEDROOM FOUR

A double room with window to the rear aspect.

FAMILY BATHROOM

With obscured window to the side aspect with panelled bath and side screen and attractive tiling to splash walls, mains powered shower, hand wash basin and low flush W.C, heated towel rail

EXTERNALLY

As you approach the property you are met with fenced boundaries and a pretty lawn with middle pathway with leads to the front door door.

To the rear of the property you are met with a block paved patio area perfect for entertaining, a bark chipped area is a fantastic children's play area and the added area of AstroTurf gives the garden feel, the single detached garage although not able to be accessed via a vehicle provides a fantastic amount of storage and the best part is the detached garden cabin perfect for a work from home business, gym or entertaining area.

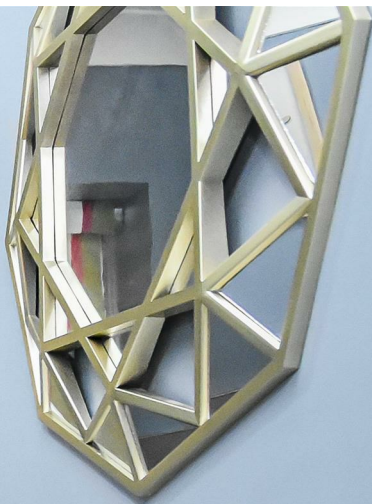
A side access gate takes you to the side parking area.

355B PELHAM ROAD,





IT'S A GOOD DAY
for a
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DAY





355B PELHAM ROAD,

ADDITIONAL INFORMATION

Local Authority –
Council Tax – Band D
Viewings – By Appointment Only
Floor Area – sq ft
Tenure – Freehold



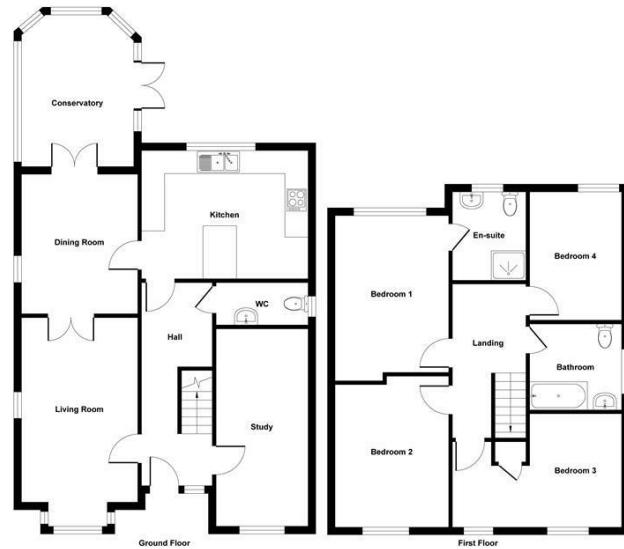


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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