

# Pastoor Vereeptstraat 5551 NC Valkenswaard

Price € 469.000,- k.k.

## Kenmerken

Price:	€ 469.000,- k.k.
Energy label:	<b>A</b>
Gas, water & light:	Exclusive
Type:	Terraced house
Location:	Residential area
Number of rooms:	5
Number of bedrooms:	4
Volume:	352
Year of construction:	2016
Deposit:	€ 46.900,-
Surface:	100 m <sup>2</sup>
Land surface:	122

## Extra's

- Garden
- Parking
- Storage
- Furnishing
- Balcony
- Garage
- Immediately available
- Lift



**Move-in ready extended family home with private parking space in the popular Lage Heide district – modern living in a prime Valkenswaard location**

Located on the quiet and family-friendly Pastoor Vereeptstraat, this beautifully maintained mid-terrace house from 2016 offers modern comfort, a private parking space, landscaped garden, four bedrooms and energy label A.

Situated directly opposite a green park/play area, this property is ideal for families. The popular Lage Heide neighbourhood is known for its modern architecture, spacious layout and pleasant residential atmosphere.

The location is excellent. Within minutes you reach the renewed N69, providing fast connections to Eindhoven and Veldhoven. Major employers such as ASML, Máxima MC and High Tech Campus Eindhoven are all within easy driving distance. The vibrant town centre of Valkenswaard with shops, restaurants, schools and sports facilities is also nearby.

The entrance hall provides access to the staircase, utility cupboard, wardrobe area and a modern guest toilet. The extended living room is bright, spacious and tastefully finished, creating a wonderful living environment for the whole family.

At the front of the house you will find the stylish open-plan kitchen, equipped with built-in appliances including an induction hob, extractor hood, refrigerator, dishwasher and combination oven/microwave. The composite countertop adds a luxurious touch.

The first floor offers three well-sized bedrooms and a modern fully tiled bathroom featuring a walk-in shower, vanity unit and second toilet.

A fixed staircase leads to the second floor where you will find a spacious fourth bedroom with ample storage space under the roof slopes. This room is also ideal as a home office, guest room or hobby room.

The landscaped rear garden faces northwest and offers privacy, sunshine and a pleasant outdoor setting. It also includes a detached wooden storage shed with electricity and a convenient rear entrance. At the front, the property benefits from its own private parking space.

The house is fully insulated with roof, wall and floor insulation, double glazing and two solar panels. Heating is provided by an Atag central heating boiler with partial underfloor heating.

An ideal property for families, first-time buyers or anyone looking for modern comfort and a strategic location near Eindhoven and Veldhoven.

**Key features**

Living area approx. 99 m<sup>2</sup>

Plot size approx. 122 m<sup>2</sup>

Built in 2016

Four bedrooms

Private parking space

Extended living room

2 solar panels

Energy label A