

FOR
SALE



4 Monarch Road, Holmer, Hereford HR4 9FD

£450,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, an immaculate 4 bedroom detached house offered For Sale with no onward chain and providing spacious accommodation including superb open plan kitchen/dining/living space, separate living room, study, utility area and the property has the added benefit of driveway parking, a garage and a purpose-built home office within the enclosed rear garden. We highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached family home*
- *Popular residential area*
- *Immaculate decorative order throughout*
- *4 Bedrooms (1 en-suite)*
- *Driveway & garage*
- *Home office*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door into the

Entrance Hallway

Tiled floor, radiator, carpeted staircase leading to the first floor, contemporary panelling, useful storage cupboard, gas central heating thermostat and door to the

Study

Fitted carpet, radiator and window to the front aspect.

Living Room

Fitted carpet, radiator, panelling and bay window to the front aspect with a pleasant outlook over open green space.

Downstairs Cloakroom

With low flush WC, wash hand-basin, radiator, extractor and tiled floor.

Open plan Kitchen/Dining/Living space

Kitchen area fitted with modern matching wall and base units and ample worksurfaces, tiled splashbacks, integrated Bosch appliances including 4-ring induction hob with extractor over, double oven, dishwasher, 1½ bowl sink and drainer unit, space for free-standing fridge/freezer, 2 windows to the rear, radiator and tiled floor. Dining/Living space with radiator, 2 Velux windows, French doors to the rear garden and door into the

Utility Room

Tiled floor, worksurface, under-counter space for washing machine and tumble dryer, cupboard housing the gas central heating boiler, extractor, radiator and fuseboard.

First floor landing

Fitted carpet, loft hatch, smoke alarm, radiator, linen cupboard and doors to

Master Bedroom

Fitted carpet, radiator, window to the front aspect with a pleasant outlook, built-in double wardrobe with sliding doors and door into the EN-SUITE SHOWER ROOM with suite comprising double width shower cubicle and mains fitment shower over with tiled surround, low flush WC, wash hand-basin, heated towel rail, extractor, opaque window and tiled floor.

Bedroom 2

Fitted carpet, radiator and window to the front aspect.

Bedroom 3

Fitted carpet, radiator, window to the front aspect, contemporary panelling.

Bedroom 4

Fitted carpet, radiator, window with outlook to the rear garden.

Family Bathroom

Suite comprising panelled bath, double width shower cubicle, low flush WC, wash hand-basin, opaque window, heated towel rail, tiled floor, extractor and recessed spotlighting.

Outside

The front of the property is approached via a paved pathway with an area of lawn and stone border with an array and plants and shrubs. Useful outside tap. To the side there is a tarmac driveway providing parking for several vehicles leading to the GARAGE with up-and-over door, light and power. A rear access gate leads to the beautifully presented low maintenance garden with a paved patio area - perfect for entertaining, with steps leading to the remainder of the garden which is laid with artificial grass for easy maintenance. There is also a decked area with pergola and a purpose-built HOME OFFICE which offers a flexible space for office/gym/cinema room/playroom etc and has an electric heater, window, bi-folding doors, wooden floor, recessed spotlighting, smoke alarm and electricity.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2643.90

Water and drainage - metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

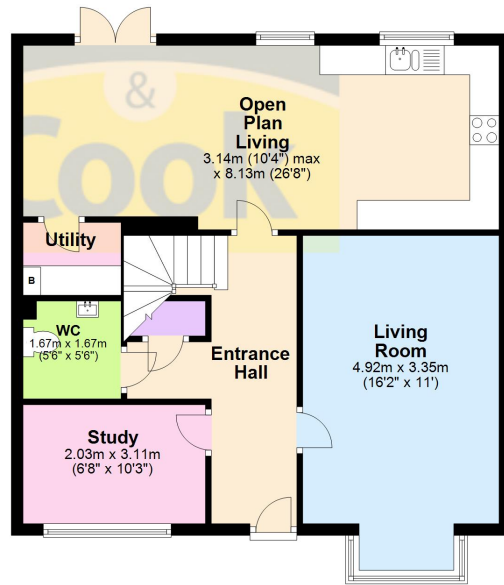
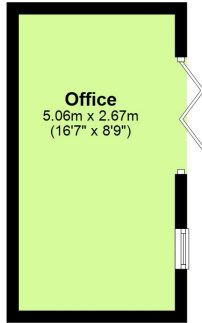
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - hips.claim.grace

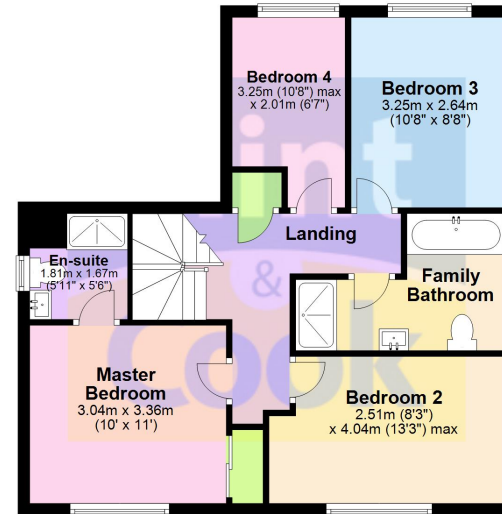
Ground Floor

Approx. 97.6 sq. metres (1050.9 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 153.7 sq. metres (1654.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

