



**4 Croome Close, Croome Close, HR1, Hereford HR1
1UY**

**Stooke
Hill and
Walshe**
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A 5 bedroom detached modern property comprising; entrance hall, reception room, kitchen, utility, 3 good size ground floor bedrooms, ground floor bathroom, first floor large living area, master bedroom with en-suite, separate WC, good size bedroom 5/study with further storage room, integral double garage, ample parking for numerous vehicles, and beautiful cottage garden.

£475,000

Situation and Description

Croome Close is a small cul de sac located approximately 2.6 miles North East of the City centre, where the locality is sought after for its convenience and local amenities including, Doctors surgery, hairdressers, post office, bus service, shops, public house, church, open recreation area, colleges, primary and secondary schools.

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Situated in a quiet cul-de-sac with only 8 properties, 4 Croome Close, a 5 bedroom detached modern property, is located at the end of the cul-de-sac overlooking Bishops school. Comprising; entrance hall, reception room, kitchen, utility, 3 good size ground floor bedrooms, ground floor bathroom, first floor large living area, master bedroom with en-suite, separate WC, good size bedroom 5/study with further storage room, integral double garage, ample parking for numerous vehicles, and beautiful cottage garden.

In more detail the property comprises:

Step from the front elevation leads to:

Canopy Porch

With outside lighting, and quarry tiles.
Single glazed timber framed door leads to:

Entrance Hall

With single obscured glass glazed panel to the side of the door, radiator, oak engineered flooring, ceiling light point, telephone point, internet point, power points and a personal door to the integral garage.

Reception Room

3.54m x 5.36m (11' 7" x 17' 7")
Currently being used as a dining room, continued oak engineered flooring, 3 ceiling downlighters, 2 feature wall light points, storage cupboards with shelving, second storage cupboard which houses the immersion heater/water tank with storage shelving, tower radiator, and large double glazed sliding patio door at the side elevation garden.
Opening through to:

Kitchen

2.68m x 3.36m (8' 10" x 11' 0")
With radiator, 3 ceiling light points, fitted kitchen with soft close wall, drawers and base units, oak hard wood working surfaces, Belling 4 ring electric hob with cooker hood over, electric Semens double oven, space for fridge and freezer, slimline AEG dishwasher, oak



window sill with double glazed window to the front elevation, storage cupboards/pantry with storage shelving, and splash tiling to walls.

Inner Hall

With oak engineered flooring, ceiling light point, radiator, very large storage cupboard with shelving, ceiling light point and carpet flooring. Just off the inner hall there is another storage cupboard with shelving.

Door to:

Utility

2.5m x 2.45m (8' 2" x 8' 0")
With ceiling light points, power points, lighting, double glazed obscured glass door to the side elevation, fitted wall and base units, single bowl stainless steel sink with drainer, hot and cold over, space and plumbing for washing machine, space for tumble dryer, door to storage cupboard with hanging rail and shelving.

Bedroom 2

2.4m x 3.2m (7' 10" x 10' 6")
With carpet flooring, ceiling light point, radiator, power points, built-in double wardrobe with hanging rail and storage shelving, and double glazed window to the side elevation.

Bedroom 3

3.25m x 2.75m (10' 8" x 9' 0")
With carpet flooring, ceiling light point, double glazed window to the side elevation overlooking the garden, tower radiator, power points, and 2 sets of double doors opening into wardrobes with hanging rail and storage shelving.

Downstairs Bathroom

With fully tiled flooring and part tiled walls, fitted bath with chrome mixer tap over and shower attachment, mains Mira shower over, shower rail, low level WC, soft close wall mounted vanity space, wash hand basin with hot and cold tap over, ceiling light point, extractor fan, wall mounted electric heater, shaver point, wall mounted mirror with LED feature, double glazed obscured glass to the rear elevation, radiator, and electric chrome towel radiator.

Bedroom 4

2.65m x 2.35m (8' 8" x 7' 9")
With double glazed window at the side elevation, ceiling light point, carpet flooring, radiator, power points, and double doors opening through to a wardrobe space and storage shelving.

From the reception room a retro stairs leads to:



FIRST FLOOR

First Floor Living Room

5.775m x 6.5m (18' 11" x 21' 4")
A truly bright and open area, comprising very large double glazed window to the front elevation overlooking the cul-de-sac, double glazed obscured glass window to the rear elevation, carpet flooring, 2 ceiling light points, ample power points, TV point, log burning stove, and slated hearth.
Door to:

Inner Hall

With double glazed window to the front elevation, storage cupboard with shelving, carpet flooring, ceiling light point and loft access above.

Separate WC

With Lino flooring, ceiling light point, double glazed obscured glass window to the front elevation, mostly tiled walls, radiator, low level WC, wall mounted mirror, and wash hand basin with hot and cold tap over.

Master Bedroom

3.65m x 3.5m (12' 0" x 11' 6")
With carpet flooring, ceiling light point, double glazed windows to the side elevation overlooking the gardens, 2 sets of double doors open into wardrobes with carpet flooring, hanging rail and storage shelving, TV point, telephone point, power points, and radiator.
Door to:

En-Suite

A very good size room comprising, Lino flooring, ceiling light point, ceiling extractor point, wall mounted chrome electric towel radiator, chrome shaver point, wall mounted mirror, with electric feature light, wash hand basin with chrome mixer tap over, low level WC, double glazed obscured glass window at the front elevation, bath with chrome mixer tap over, good size fully tiled shower cubicle with glass swivel screen, electric Mira Escape shower, and tiled surround.

Bedroom 5/Study

4.175m x 2.5m (13' 8" x 8' 2")
A good size double room with carpet flooring, ceiling light point, double glazed dual aspect windows to the side and rear elevation, tall ceiling, radiator, and power points.
Access through to:

Storage Area

2.35m x 2.0m (7' 9" x 6' 7")
This area gives further potential for perhaps an en-suite, dressing room or to extend the bedroom, and comprises ceiling light points, carpet flooring, and storage shelving.



greenhouse. There is another seating area and beyond here there is a step up at the farthest rear of the garden, divided by timber framing, with further plants, shrubbery, and trees and another seating area, timber storage shed, and log store, and in all this beautiful garden creates a cottage style feel.

Integral Double Garage

5.29m x 4.56m (17' 4" x 15' 0")

With up and over double door at the front elevation, and also accessed via a personal door from the entrance hall, concrete flooring, storage cupboards at the rear with full size door and shelving, further double doors for storage which houses the central heating combi boiler, and ceiling light point.

Door to:

Side Access Storage Room

With concrete flooring, ceiling light point, recently installed electrical consumer unit, and a timber door to the side elevation.

Directions

From Hereford City proceed east onto A438 Ledbury Road, turn right onto Church Road, at the roundabout take the first exit onto Hampton Dene road, turn left onto Crome Close and the property can be found at the bottom of the cul de sac as indicated by Stooke Hill and Walshe For Sale Board. For those who use 'What3words'///spins.cafe.pram

Services

All mains services are connected to the property

Tenure

Freehold

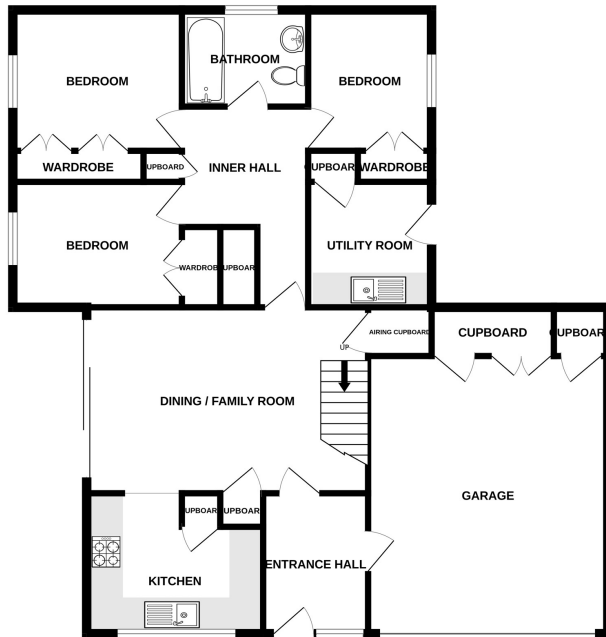
COUNCIL TAX BAND 'F'



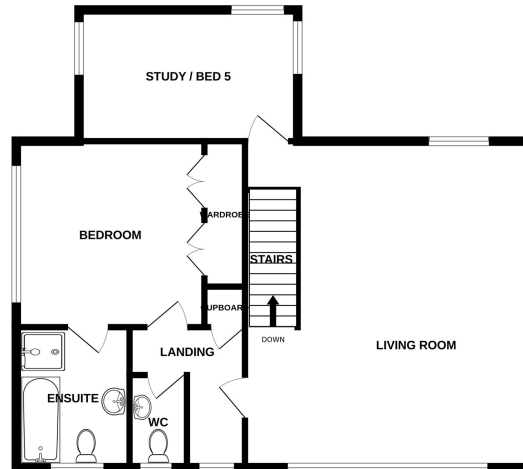
OUTSIDE

A dropped curb allows access onto a bricked paved driveway, which is suitable for two plus vehicles, and from here leads to a double integral garage. The front garden is of cottage style with flowers, ornamental trellis with climbing flowers and shrubbery borders. There is access from the side of the property, where patio slabs create a pathway, and from here there is a courtyard area with an elevated paved seating section, areas of slate which incorporates an area for a rotary line, and also a timber storage shed. To the rear of the property there is a concrete pathway with fencing and beyond here this backs onto Bishops school. At the side of the property is the main garden area plot, where there is a brick paved seating area directly off the kitchen/dining area. There is an electric awning/canopy, which is inclusive with the purchase of this property, and extends out from the property over the seating area. There is access back around to the front of the property with ornamental arch with a climbing shrub over, outdoor tap, and from here a small lawned area with patio slabs crating a pathway at the circumference from the front to the rear of the plot. The fencing to one side has recently been updated, and from here a selection of trees and shrubbery borders, small ornamental pond with patio slabs creating a seating area. There is another archway which opens up giving another section of this beautiful garden with further planted flowers, shrubbery, and vegetables with a


GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 sq.m.) approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





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