



Meadow Croft

Holmer
Hereford
HR1 1LJ



Meadow Croft, Attwood Lane, Holmer, Hereford HR1 1LJ

Peacefully situated on the northern edge of the City, an impressive 4 bedroom detached house offering ideal family accommodation.

The property, which is in excellent decorative order throughout, has the added benefit of gas central heating, 4 reception rooms, luxury kitchen and utility, en-suite shower room, extensive rear garden, large entertaining spaces, ample parking and to fully appreciate this property we strongly recommend an internal inspection.

Hereford City centre is within easy driving distance and there is a range of amenities nearby including popular primary and secondary schools, church, public house, shop, supermarket, countryside walks and daily bus services. In more detail, the impressive accommodation comprises:-

Ground floor

Glazed panelled entrance door through to the

Reception Hall

Mat-well, feature tiled floor, decorative wall, partial panelled walling, upright radiator and glazed panelled door to the

Impressive Dining Room

Feature tiled floor, radiator, decorative wall, wall lights, large double glazed window to the side aspect, internal door to the garage and built in bar unit with shelving, recessed spotlighting, mirrored background with glass shelving.

From the Reception Hall, a glazed panelled door leads through to the

Study

Fitted carpet, double radiator, decorative wall and double glazed window.

Inner Hallway

Feature tiled floor, radiator, double glazed window to the front aspect, carpeted staircase to the first floor and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, double glazed window, feature tiled wall, radiator.

Impressive Lounge

Newly fitted carpet, large double radiator, coved ceiling, feature fireplace with hearth, mantel over and woodburning stove, double glazed window and double glazed double French doors to the rear patio and garden and partially glazed panelled door to the

Luxury Fitted Kitchen/Breakfast Room

Kitchen area with single bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample quartz worksurfaces and breakfast bar, feature tiled floor, double glazed windows to the front and side aspects, large built-in fridge and separate freezer, built-in dishwasher, radiator, recessed spotlighting. Breakfast area with feature tiled floor, coved ceiling, double glazed window overlooking the rear garden.

From the Kitchen, a door opens through to the

Utility Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, space and plumbing for washing machine and tumble dryer, double glazed window and door to the side, wall mounted gas central heating boiler, feature tiled floor.

First floor

Spacious Landing

Newly fitted carpet, 2 double glazed windows to the front aspect enjoying a pleasant outlook and door to

Bedroom 1

Fitted carpet, radiator, large double glazed window to the rear enjoying a pleasant outlook, large fitted triple wardrobe with sliding doors, decorative wall and door to the **En-suite Shower Room** with suite comprising large walk-in shower cubicle with glazed screen and display shelf, low flush WC, vanity wash hand-basin with storage below, recessed spotlighting, ladder style towel rail/radiator, double glazed side window and tiled floor.

Bedroom 2

Newly fitted carpet, radiator, access hatch to loft space, space for wardrobes and double glazed window overlooking the rear garden.

Bedroom 3

Fitted carpet, radiator, space for wardrobes, double glazed window overlooking the rear garden and decorative wall.

Bedroom 4

Fitted carpet, radiator, double glazed side window, picture rail and coved ceiling.

Bathroom

Suite comprising large bath with shower unit over, low flush WC, vanity wash hand-basin with storage below, mirrored fronted medicine cabinet over, tiled floor, double glazed window, recessed spotlighting, ladder style towel/radiator.

Outside

To the immediate rear of the property there is an extensive paved patio area providing the perfect entertaining space with overhead pergola and steps then leading down to the large rear garden which is attractively laid to lawn, well enclosed by high fencing, mature hedging and trees to maintain privacy. There is a useful side access gate. Outside lighting, water tap, log-store and **BESPOKE OPEN GARDEN CABIN** providing further entertaining space with ample space for seating and feature corner woodburning stove. To the front of the property, there is a large driveway laid to scalplings providing ample off-road parking facilities and also providing access to the GARAGE with double doors, power and light points, ample storage space, internal door through to the Dining Room. To the immediate front of the property there is a lawned area with central tree.

General information

Services

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

Outgoings

Council tax band E. Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Price - £599,500

Directions

Proceed north out of Hereford City on the A49 Leominster Road. Proceed straight across the Starting Gate roundabout taking the 1st turning on the right onto Attwood Lane and after approximately 600 yards, Meadow Croft is on the right hand side, as indicated by the Agent's FOR SALE board. What3words -

Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

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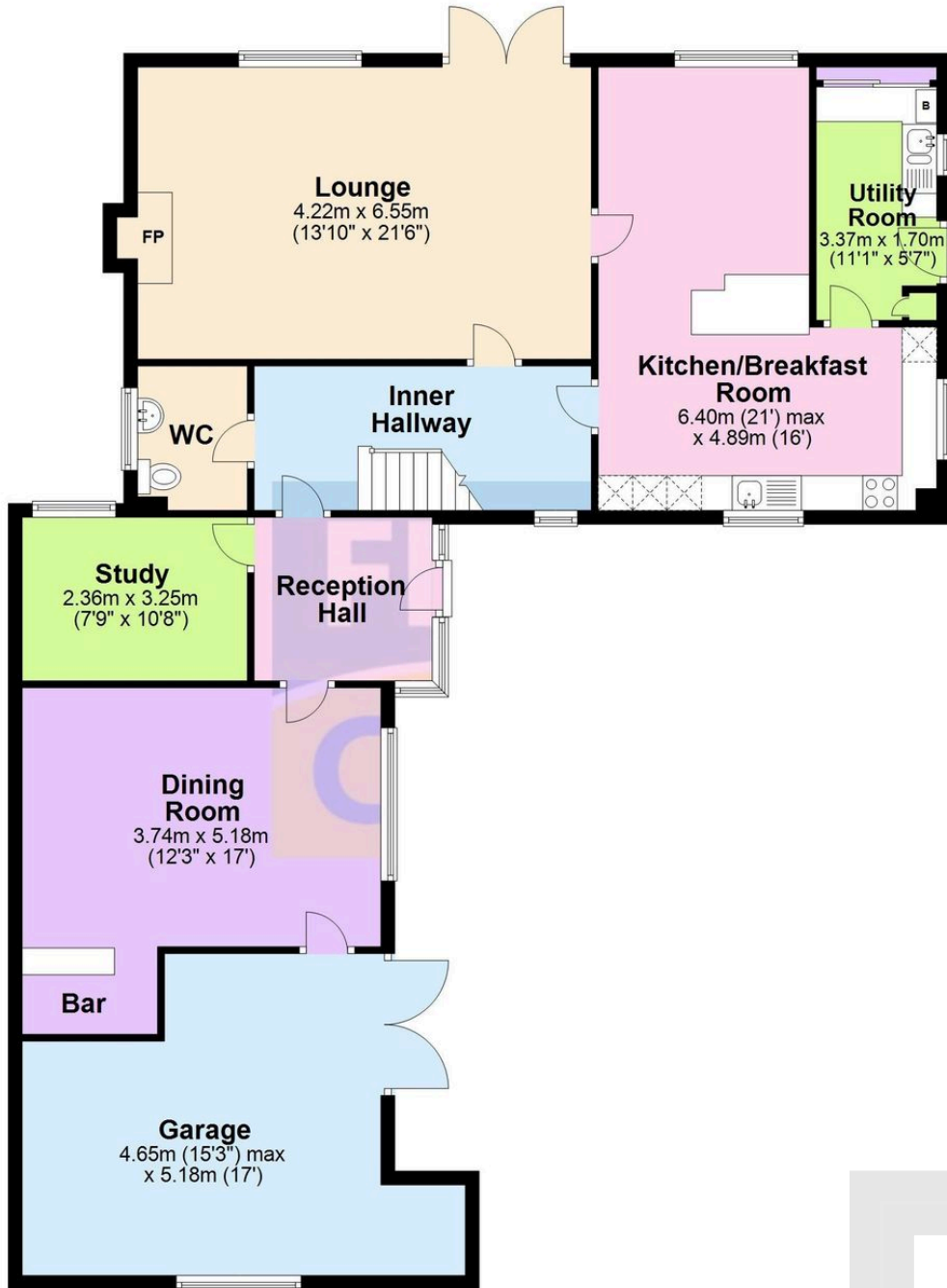
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 78 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





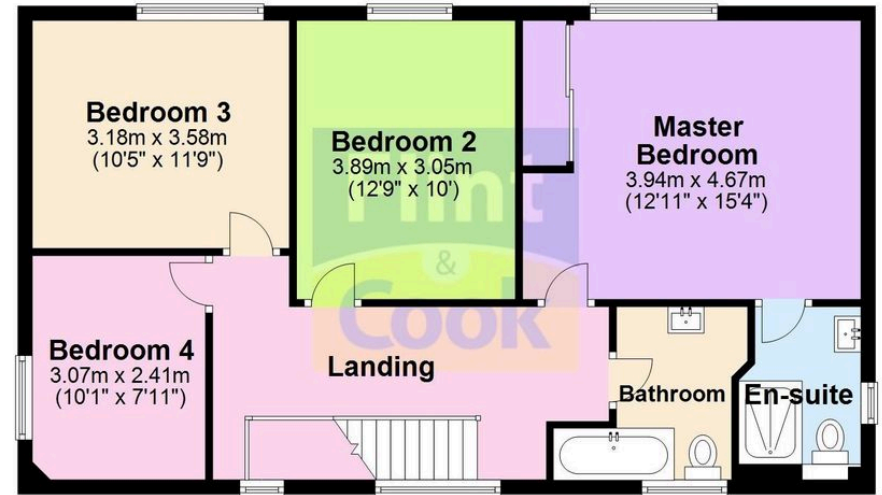
Ground Floor

Approx. 111.0 sq. metres (1194.7 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.6 sq. feet)



Total area: approx. 184.8 sq. metres (1989.4 sq. feet)

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



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