

FOR  
SALE



3 Pippin Close, Hampton Bishop, Hereford HR1 4JT

£459,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought-after village location, a superb 4 bedroom detached bungalow offering ideal family or retirement accommodation. The property which is in excellent decorative order throughout, has the added benefit of gas central heating, double glazing, luxury fitted kitchen and bathroom, good sized south facing rear garden , single garage and ample parking and to fully appreciate this property we thoroughly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought-after village location*
- *Impressive 4 bedroom detached bungalow*
- *Luxury fitted kitchen & bathroom*
- *Good sized south facing rear garden*
- *Ideal for family living or retirement*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Recessed Porch

With outside light and partially double glazed entrance door through to the

### Reception Hall

With feature flooring, radiator, access hatch to the loft space and door to the

### Lounge

With fitted carpet, double glazed window to the front aspect with vertical blinds, 2 radiators, feature fireplace with hearth, display mantle and built in coal effect gas living flame fire, coved ceiling and double glazed bay window to the side with vertical blinds.

### Dining Room/Study

With radiator, double glazed window to the front aspect with vertical blinds, feature flooring, built in store cupboard also housing the Worcester gas central heating boiler.

### Luxury Fitted Kitchen/Breakfast Room

With 1 1/2 bowl sink unit with mixer tap over, an extensive range of wall and base cupboards, ample work surfaces with splash backs, recessed spotlighting, feature flooring, a range of integrated appliances including a double oven, 5 ring gas hob with splash back and cooker hood over, upright fridge/freezer and dishwasher, double glazed window with Venetian blind enjoying a pleasant outlook across the rear garden, eye level glass display cabinet, radiator, space for a breakfast table and double glazed double French doors to the

### Impressive Conservatory

Of brick and uPVC construction with tiled floor, power points, opening window vents, vertical blinds, fine views across the garden and double glazed double doors to the patio.

### Rear Lobby

With radiator, double glazed door to the rear garden, coat hooks and sliding door to the

### Cloakroom

With low flush WC, double glazed side window.

### Inner Hallway

With feature flooring, radiator, a range of useful store cupboards and door to

### Bedroom 2

With fitted carpet, radiator, space for wardrobes, double glazed window to the front aspect with vertical blinds.

### Bedroom 3

With feature flooring, radiator, double glazed window to the side with Venetian blinds.

### Bedroom 4

With fitted carpet, radiator, double glazed window to the side with Venetian blinds.

### Bedroom 1

A light and airy room with fitted carpet, radiator, space for wardrobes, double glazed window with venetian blinds enjoying a pleasant outlook across the rear patio and garden.

### Luxury Bathroom

With white suite comprising panel bath with hand held shower attachment over, vanity wash hand basin with storage below and mirror fronted medicine cabinet over, low flush WC, large walk in double shower with rainwater style shower head over, upright radiator, tiled floor and wall surround for easy maintenance, recessed spotlighting and twin skylights.

### Outside

Immediately to the rear there is an extensive paved patio and decked area providing the perfect entertaining space ideal for BBQs with an ornamental fish pond. Then there is a good sized lawned garden bordered by a variety of flowers and shrubs and well enclosed by fencing, hedging and trees to maintain privacy.

There are 2 useful timber garden sheds, a greenhouse, outside tap, lighting and access to the rear can be gained from both sides of the property.

The generous front garden has been landscaped for easy maintenance enclosed by brick walling with an extensive brick paved driveway to the side providing ample off road parking facilities and leading to the

### Detached Single Garage

With up and over door, power and light points and ample storage space.

### Outgoings/Services

Council tax band D - £2,318.00 payable for 2024/2025

Water rates are payable. Private drainage. Gas fired central heating.

### Directions

Proceed east out of Hereford city along Barr Street continuing to St Owen's Street and then right into Eign Road. Continue on the B4425 on entering Hampton Bishop turn left into Rectory Road and then first left into Pippin Close.

### Viewings

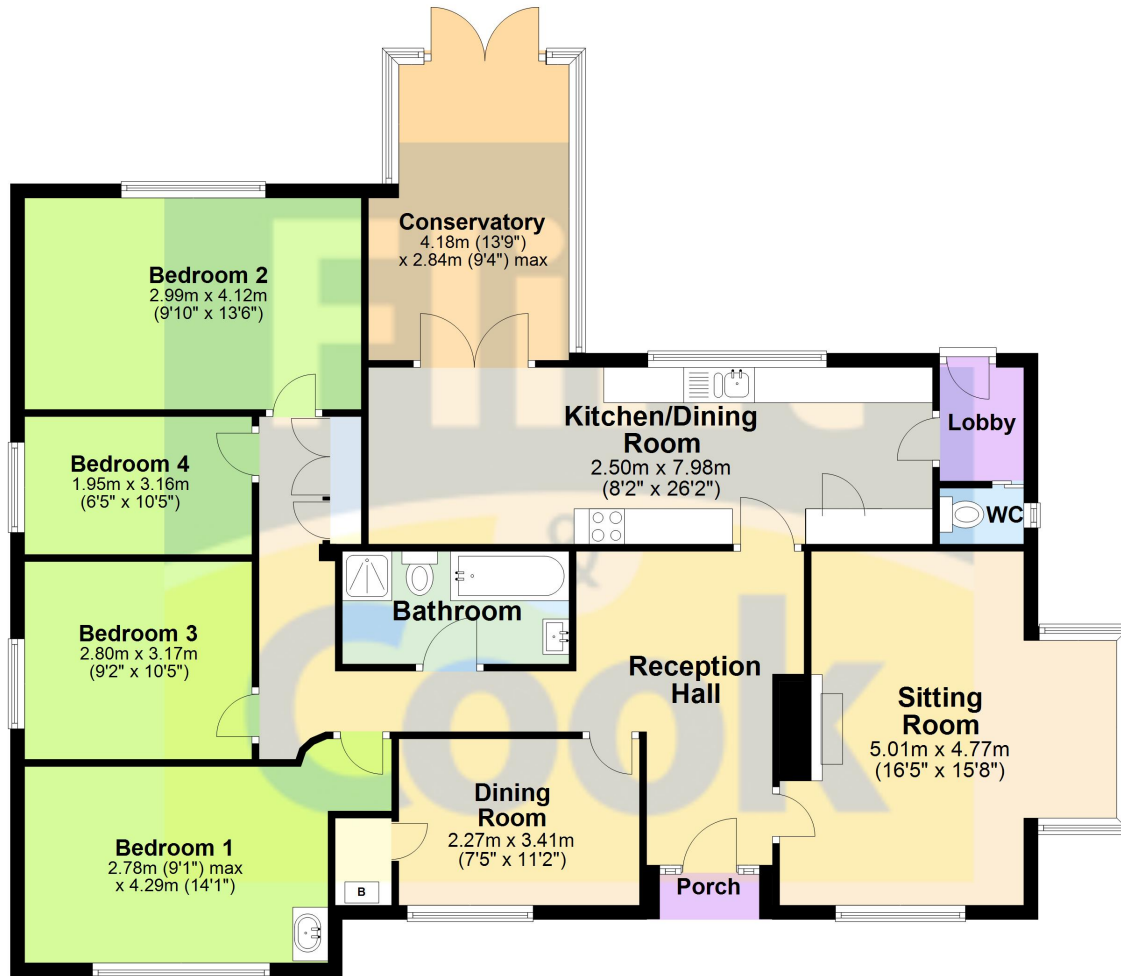
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Money Laundering Regulations

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

## Ground Floor

Approx. 137.4 sq. metres (1479.1 sq. feet)



Total area: approx. 137.4 sq. metres (1479.1 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	