



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Highmead, Churchway

Sutton St Nicholas Hereford HR1 3BD

Guide Price £475,000



DIRECTIONS

From Hereford City proceed northeast onto A465 Aylestone Hill, at the A410 roundabout, go straight over towards Sutton St Nicholas, at The Golden Cross in Sutton St Nicholas, turn right, turn left onto Churchway and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words' ///skis.stormy.spearhead



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	60
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

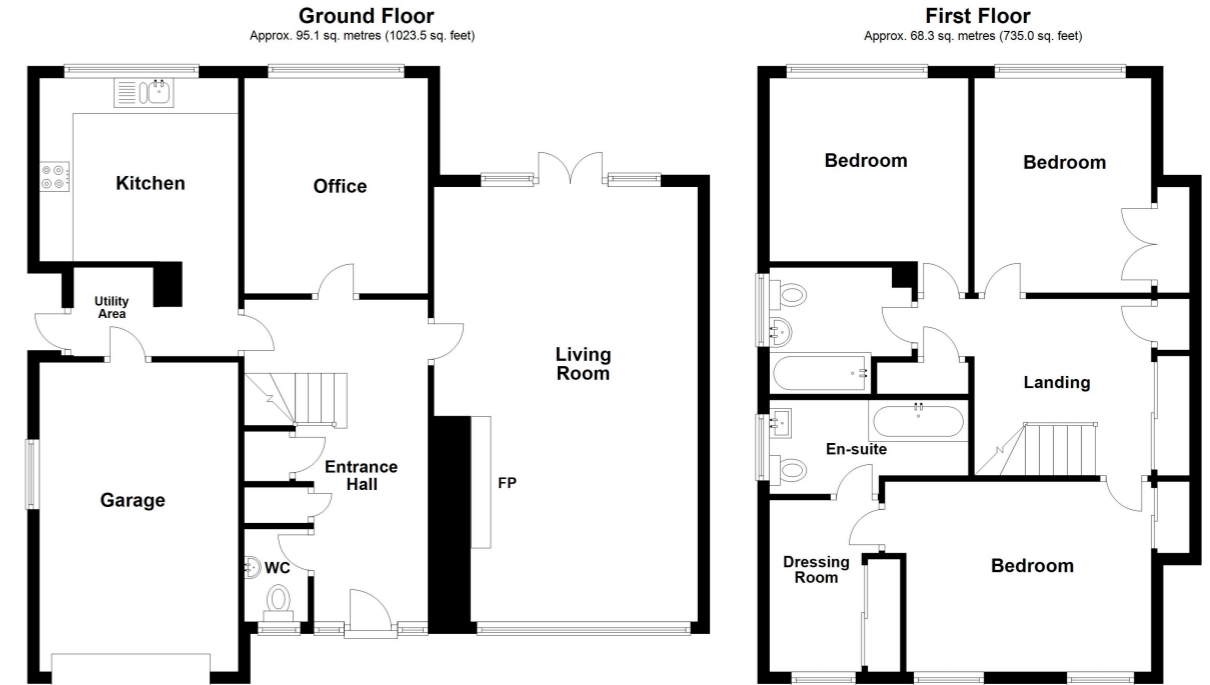
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- En suite bathroom and dressing room to master bedroom • uPVC double glazing & gas central heating • Three double bedrooms • Garage & ample off road parking

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 163.4 sq. metres (1758.5 sq. feet)

OVERVIEW

The property which was built in the 1970's offers exceptionally spacious accommodation, enjoying a full en-suite bathroom and dressing room to the master bedroom, family bathroom, and in all three very good sized double bedrooms. In more detail this desirable property benefitting from gas fired central heating and uPVC double glazing, garage, ample parking and substantially size garden makes this property ideal for a family or a keen gardener. Pleasantly located in this very popular part of Sutton St Nicholas within walking distance of the facilities available to include village hall, primary school public house and a regular bus service to and from Hereford City. For those who enjoy countryside walks, there is a host of footpaths all around the surrounding areas, and also leading to the River Lugg.

In more detail the property comprises:

Large Recessed Porch

Front door with glazed side panels leads to:

Spacious Reception Hall

With radiator, coving, cloaks cupboard and under stairs storage facility.

Cloakroom

With white suite comprising low flush WC and bracket wash hand basin with tiled splash back.
Door to:

Lounge/Dining Room

7.54m x 4.46m (24' 9" x 14' 8")
A very impressive spacious room, with large double glazed window to the front with pleasant outlook to the countryside beyond, glazed double french style doors with glazed windows either side opening to the rear garden, two large double panelled radiators, inset wood burner with inset to one side and coving and wall light points.

Snug/Office

3.66m x 3.13m (12' 0" x 10' 3")

Having radiator, coving and large double glazed window with outlook to the rear garden.

Kitchen/Breakfast Room

3.42m x 3.14m (11' 3" x 10' 4")
Fitted with an attractive range of medium oak units comprising 1.5 bowl sink, cupboards below, space and plumbing for a dishwasher to the side, range of working surfaces with drawers and cupboards, full range of eye level store cupboards, built-in double oven, 4 ring ceramic hob, stainless steel extractor canopy over, breakfast bar area with seating for four, double panelled radiator, ceramic tiled floor and large window with outlook over the rear garden.
From the kitchen area leads to:

Utility

With space for fridge, shelving, personal door to garage and further part glazed door to the outside.

Stairs, with half twist, lead to:

FIRST FLOOR

Landing

With large eaves storage facility, coving, radiator and airing cupboard with lagged hot, fitted immersion heater and ample slatted storage to the side.
Door leads to:

Bedroom 1

3.31m x 4.51m (10' 10" x 14' 10")
With eave storage facility, radiator, two large windows giving outlook to the open countryside to the front.
Door to:

Dressing Room En-Suite

2.93m x 2.0m (9' 7" x 6' 7")
With built-in double wardrobe, radiator, power points and coving.
Door leads to:

En-Suite Bathroom

With panelled bath with large shower over with raindrop shower head and glazed screen to one side, vanity style wash hand basin, low flush WC and window to side.

Bedroom 2

3.09m x 3.69m (10' 2" x 12' 1")
With radiator, power points, large built in wardrobe cupboard with hanging rail, storage above, large window providing ample light and beautiful view to the rear garden.

Bedroom 3

3.65m x 3.36m (12' 0" x 11' 0")
A good size room, with radiator, power points and window to rear garden.

Bathroom

Beautifully fitted with a white suite comprising a shaped bath, with shower over, glazed screen and fully tiled surround, low flush WC, pedestal wash hand basin, wood effect flooring, radiator and window to side.

OUTSIDE

The property is approached over a tarmacadamed driveway providing ample parking, either side of the driveway there are lawned areas, attractive flower and shrubbery borders, ornamental trees and from the driveway gives a direct approach to the front of the property. Access down the side of the property leads to the rear where directly off the lounge/dining room is a raised terrace/patio area and from here a step leads down to a lawned garden area which is stocked with an abundance of flower and shrubbery borders, seating area to one side, beautiful selection of ornamental trees, and to one side a purpose built log store, and from here proceeding down the garden via trellising and ornamental hedging, leads into a further garden area which is currently used as a small orchard containing a selection of fruit trees, vegetable section with raised beds, cedar greenhouse which does require attention and a further garden store. The gardens are a very substantial size and ideal for those keen on gardening.

Garage

5.25m x 3.30m (17' 3" x 10' 10")
With single up and over door, power, light, space and plumbing for washing machine, tumble dryer to one corner and wall mounted Worcester gas fired boiler, which is approximately 3 years old, serving domestic hot water and central heating.



At a glance...

- Lounge/Dining Room 7.54m x 4.46m (26'9" x 14'8")
- Snug/Office 3.66m x 3.13m (12' x 10'3")
- Kitchen/Breakfast 3.42m x 3.14m (11'3"x 10'4")
- Bedroom 1. 3.31m x 4.51m (10'10" x 14'10")
- Bedroom 2. 3.09m x 3.69m (10'2" x 12'1")
- Bedroom 3. 3.65m x 3.36m (12' x 11')
- Garage 3.30m x 5.25m x (17'3" x 10'10")

And there's more...

- Close to local amenities
- Large garden with orchard area
- Close to Hereford City

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.