

FOR  
SALE



Fieldviews, Canon Pyon Road, Hereford HR4 7RB

£495,000 - Freehold

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## PROPERTY SUMMARY

A substantial semi-detached house, in a lovely semi-rural location with 4 bedrooms (1 en-suite and with balcony), double garage, excellent parking, very large gardens and lovely front and rear views.

## POINTS OF INTEREST

- *Substantial semi-detached house*
- *Convenient semi-rural location*
- *3 miles from the city*
- *4 bedrooms (1 en-suite)*
- *Double garage*
- *Lovely views across countryside*
- *Large gardens*
- *Viewing highly recommended*



## ROOM DESCRIPTIONS

### Entrance porch

Tiled floor, door to

### Entrance hall

Radiator, understairs storage cupboard, central heating thermostat.

### Dining room

Radiator, bay window, coal-effect gas fire with surround.

### Extended lounge

2 radiators, windows and door to rear garden.

### Kitchen/breakfast room

Fitted with ash-style base and wall mounted units, worksurfaces, tiled splashbacks, 1 1/2 bowl sink unit with mixer tap, built-in electric oven, 4-ring gas hob with extractor hood, dishwasher, built-in fridge-freezer, radiator, window and double doors to rear.

### Utility room

Plumbing for washing machine, base and wall units, sink, wall mounted gas-fired central heating boiler, separate WC with ladder-style radiator and window, and archway to the

### Office/study

Window to side, door to garage.

**A staircase leads from the entrance hall to the**

### First floor landing

Hatch to roof space.

### Master bedroom

Windows to front and side, range of fitted wardrobes, radiator, patio doors to balcony with iron railings and lovely views over farmland. En-suite shower room having double-width tiled shower cubicle with electric overhead and hand-held fittings with side jets, glass screen, wash hand basin with cupboard under, WC, part panelled walls, radiator, window.

### Bedroom 2

Radiator, bay window to front, fitted wardrobes.

### Bedroom 3

Radiator, window to rear.

### Bedroom 4

Radiator, window to front.

### Bathroom

with tile-effect flooring, white suite comprising low-flush WC, vanity wash hand basin with store cupboard under, tiled bath with wall mounted electric shower over, hinged shower screen, double-glazed window to rear aspect, wall mounted chrome-effect ladder-style radiator, inbuilt Airing Cupboard with slatted shelving and hot water cylinder.

### Outside

The property is approached via double gates over a tarmac driveway with excellent parking and turning space. There is an integral double Garage (part of which is taken up for the office/study) with twin up-and-over doors, light, power and an adjoining Carport. The front garden is lawned with ornamental shrubs and trees, and a boundary wall.

There is side access via the Carport to a large rear garden, which backs onto open farmland, and is mainly lawned with a variety of fruit trees, a large paved patio, sun deck, garden shed, outside lights and water tap.

### Services

Mains electricity, water and gas are connected. Private drainage system. Gas-fired central heating.

### Outgoings

Council tax band D payable 2024/25 £2276.95. Water rates are payable.

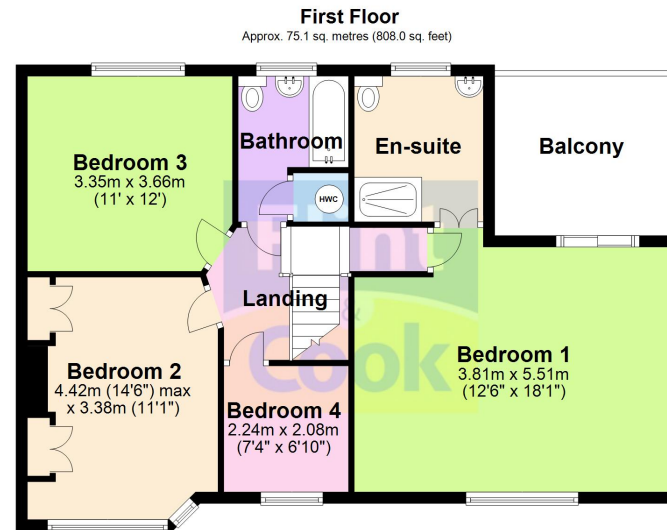
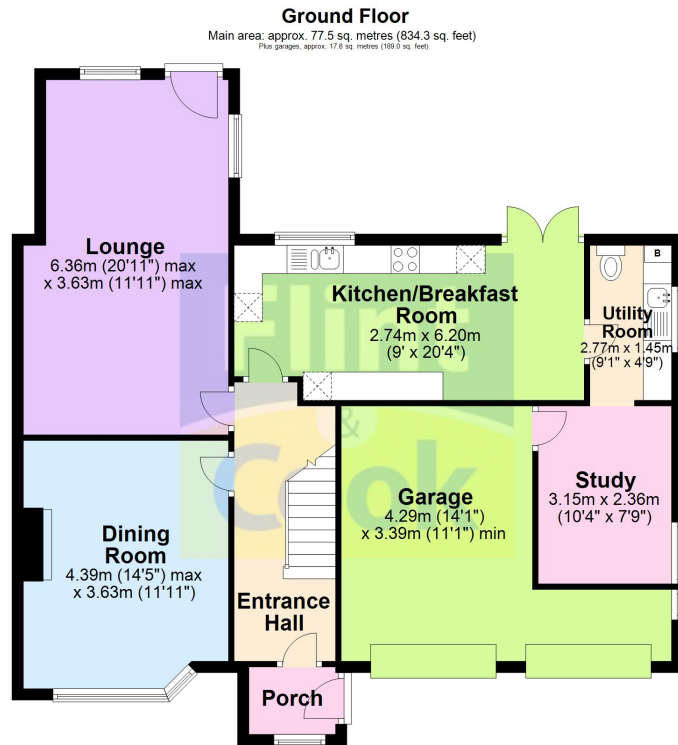
### Viewing

Strictly by prior appointment through the Agent, Flint & Cook, 01432 355455.

### Directions

### Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



Main area: Approx. 152.6 sq. metres (1642.2 sq. feet)  
Plus garages: approx. 17.6 sq. metres (189.0 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+) <b>A</b>		80 70
(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