

FOR
SALE



32 Apple Grove, Hereford HR4 0EA

£450,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular residential location, an impressive 4 bedroom detached house offering ideal family accommodation. The property, which is in immaculate decorative order throughout has the added benefit of gas central heating, double glazing, luxury kitchen, ensuite shower room, detached garage and driveway and to fully appreciate the property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular residential location*
- *Impressive 4 bedroom detached house*
- *Luxury kitchen/dining/family room*
- *Ensuite shower room*
- *Ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and entrance door through to the

Reception Hall

With radiator, carpeted staircase to the first floor, Hive central heating thermostat (with separate controls for upstairs and downstairs), under stairs storage area, radiator and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splash back, tiled floor, radiator, coat hooks, double glazed window and recessed spotlighting.

Lounge

With fitted carpet, double radiator, large double glazed window to the front aspect and feature fireplace (available by separate negotiation).

Kitchen/Dining/Family Room

Kitchen Area

With 1 1/2 bowl sink unit and Quooker hot/cold tap over, an extensive range of wall and base cupboards, feature flooring, recessed spotlighting, ample granite work surfaces, central island/breakfast bar with storage below, a range of integrated appliances including a double oven, fridge/freezer, dishwasher, 4 ring gas hob with glass splash back and cooker hood over, double radiator, useful understairs store cupboard with shelving, pantry style cupboard.

Dining/Living Area

With feature flooring, upright radiator, a range of lighting and double glazed double sliding doors to the rear patio and garden.

From the kitchen a door opens to the

Utility Room

With single bowl sink unit with mixer tap over, base cupboard, granite work surface with space and plumbing below for automatic washing machine and tumble drier, wall shelving, door to the driveway to the side, radiator, feature flooring, useful shoe storage and wall mounted gas central heating boiler.

First Floor Landing

With fitted carpet, radiator and door to

Bedroom 1

With fitted carpet, radiator, Hive thermostat, a range of built in wardrobes, a large double glazed window to the front aspect enjoying a fine outlook across with Holy trinity Church in the distance and door to the

Ensuite Shower Room

With a large double shower with a glazed sliding door, wash hand basin with mirror and shaver point over, low flush WC, ladder style towel rail/radiator, extractor fan, recessed spotlighting, double glazed window with blind, tiled floor.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect enjoying a fine outlook, space for wardrobes and a large wardrobe/storage recess with shelf above.

Bedroom 3

With fitted carpet, radiator, space for wardrobes, double glazed window to the rear.

Bedroom 4

With fitted carpet, radiator, decorative wall, double glazed window to the rear.

Bathroom

With suite comprising panelled bath with shower unit over and glazed screen, wash hand basin with wall mirror and shaver point above, low flush WC, tiled floor, recessed spotlighting, extractor fan, ladder style towel rail/radiator, double glazed window and built in airing cupboard.

Outside

To the front of the property there is a small lawned garden with a paved pathway leading to the front entrance door and continuing to the side to the entrance door into the utility room. A tandem length drive provides off road parking and leads down to the

Detached Single Garage

With double doors, power and light points and ample storage space.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which then leads onto the remainder of the garden which is laid to lawn and enclosed by fencing and walling for privacy with a further extensive patio at the bottom of the garden.

Services

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

Outgoings

Council tax band E - £2,968.62 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre along Eign Street and continuing into Whitecross Road, turn right into Baggallay Street and then take the first right into Apple Grove.

Viewing

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

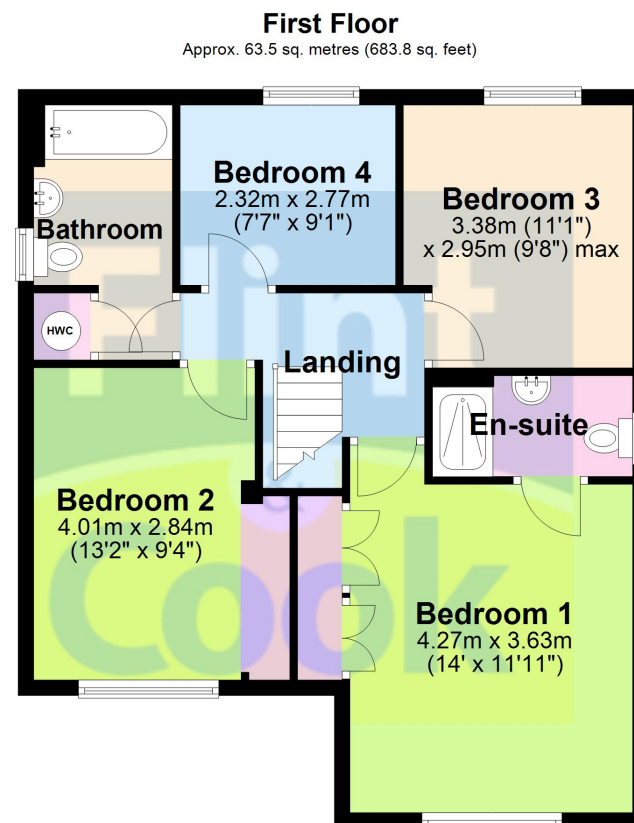
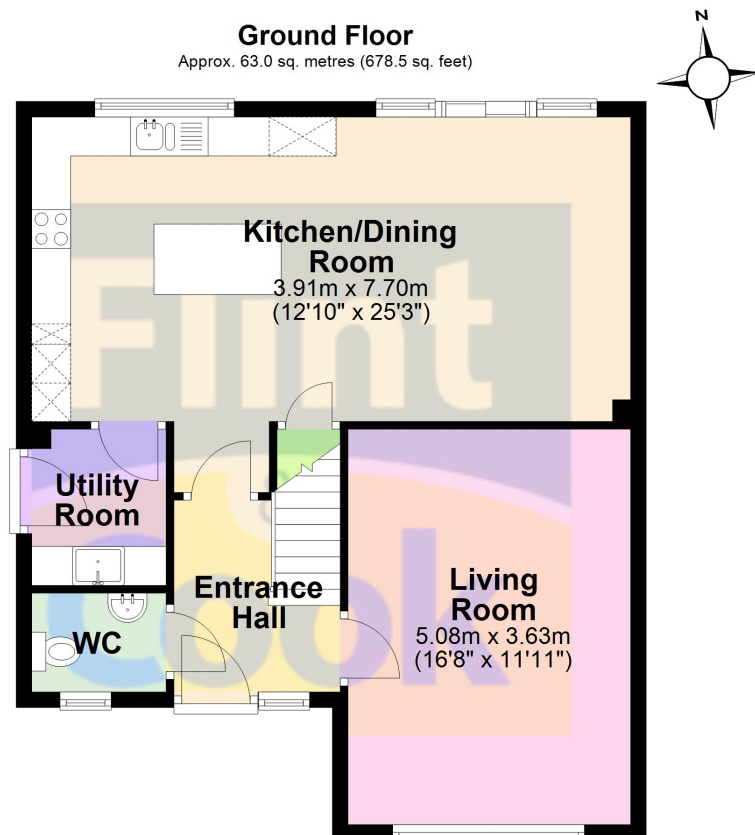
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Total area: approx. 126.6 sq. metres (1362.3 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B		
(69-80) C		
(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