

FOR
SALE



10 Holbrook Close, Hereford HR1 1TR

£750,000 - Freehold

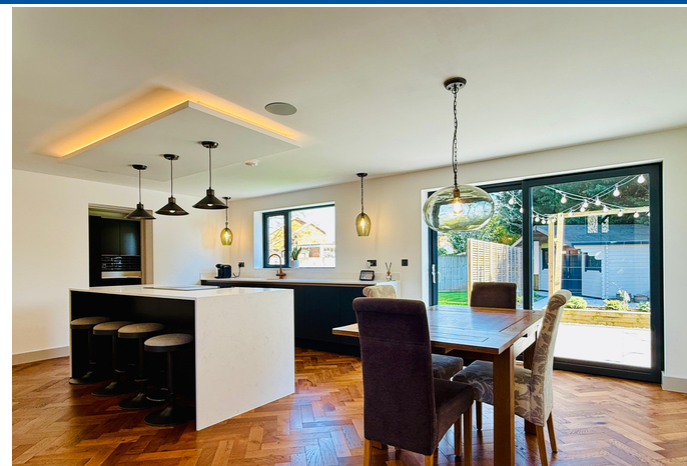
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in one of Hereford's most highly sought after residential locations, a superb 4 bedroom detached house offering ideal family/retirement accommodation. The property which has been stylishly throughout benefits from luxury kitchen and bathrooms, landscaped gardens, ample off road parking and gardens, generously sized living accommodation and to fully appreciate this property we highly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after residential location*
- *Superb 4 bedroom detached house*
- *Stylishly finished throughout*
- *Principal bedroom with ensuite & dressing room*
- *Beautifully landscaped gardens*
- *Internal inspection highly recommended*



ROOM DESCRIPTIONS

Canopy Porch

With composite entrance door through to the

Impressive Reception Hall

With wood block flooring, feature lighting, bespoke staircase with glazed side panels leading up to the first floor, under stairs storage space, under floor heating thermostat open plan access to the kitchen/dining room and door to the

Cloakroom

With low flush WC, vanity wash hand basin with storage below, wood block flooring, recessed spotlighting, partially tiled wall surround.

Study

With wood block flooring, underfloor heating thermostat, double glazed window to the front aspect with shutter style blinds, recessed spotlighting and large walk in corner store cupboard.

Superb Kitchen/Dining Room

Dining Area

With wood block flooring, large double glazed sliding patio door to the rear and door to the lounge.

Kitchen

Stylishly finished throughout with contrasting cupboards and work surfaces, 1 1/2 bowl sink unit with mixer tap over, wood block flooring, double glazed window overlooking the rear garden, central work station/breakfast bar with a range of touch control lighting over and 4 ring induction hob with built in extractor, built in dishwasher, waste disposal bins, large built in fridge and separate freezer, 2 built in ovens with warming tray below and a speaker system.

Large Lounge

With wood block flooring, feature ceiling with a range of recessed lighting with touch controls, double glazed window to the front aspect with shutter style blinds, "hole in the wall" style gas fire, underfloor heating thermostat and large double glazed sliding patio door to the rear.

Utility Room

With 1 1/2 bowl sink unit with pot wash style mixer tap over, a range of wall and base cupboards, space and plumbing for automatic washing machine and tumble drier, double glazed window overlooking the rear garden, recessed spotlighting, wood block flooring and internal door to the garage.

First Floor Landing

With fitted carpet, radiator, recessed spotlighting, access hatch to the roof space, large Velux roof light, large window to the front aspect with remote control blind and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, a range of lighting and door to the

Walk in Wardrobe

with a range of hanging rails, shelving and drawer units, recessed spotlighting and door through to the

Ensuite Shower Room

Stylishly finished with large double walk in shower with glazed screen and rainwater style shower head over, "his and hers" wash hand basins with store cupboards below and mirror over, further store cupboards, display shelf, double glazed window with shutter style blinds, speaker, extractor fan, radiator.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with blind and fitted double wardrobe with sliding doors.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear with blind and fitted double wardrobe with mirrored sliding doors.

Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect with shutter style blinds.

Luxury Bathroom

With suite comprising large bath with hand held shower attachment over, vanity wash hand basin with storage below and wall mirror over, low flush WC, recessed spotlighting, speaker, extractor fan, double glazed window with shutter style blinds and large double shower with sliding door and twin shower head over.

Outside

To the front of the property there is a large driveway laid to scalplings providing ample off road parking and bordered by flowers and shrubs enclosed by walling and fencing and with access to the

Garage

with remote control roller door, power and light points, loft storage space, door to the side and internal door to the utility room

To the immediate rear of the property there is an extensive paved patio area providing the perfect entertaining space and with the rear garden virtually south facing it offers an ideal sun trap. The remainder of the garden is mainly laid to lawn and well enclosed by fencing to maintain privacy. There is a useful side gate, outside lighting, water tap, some recently planted trees and a further area laid to scalplings with a pathway to the side leading down to the detached

Summer House/Garden Room

Of timber construction with partially glazed panelled double doors with windows to the side, power and light points and offering potential work from home office space or personal gym.

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 east out of Hereford city along Bath Street continuing in to St Owen Street then turning right into Eign Road continue on into Hampton Park Road turning left into Holbrook Close.

Viewings

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

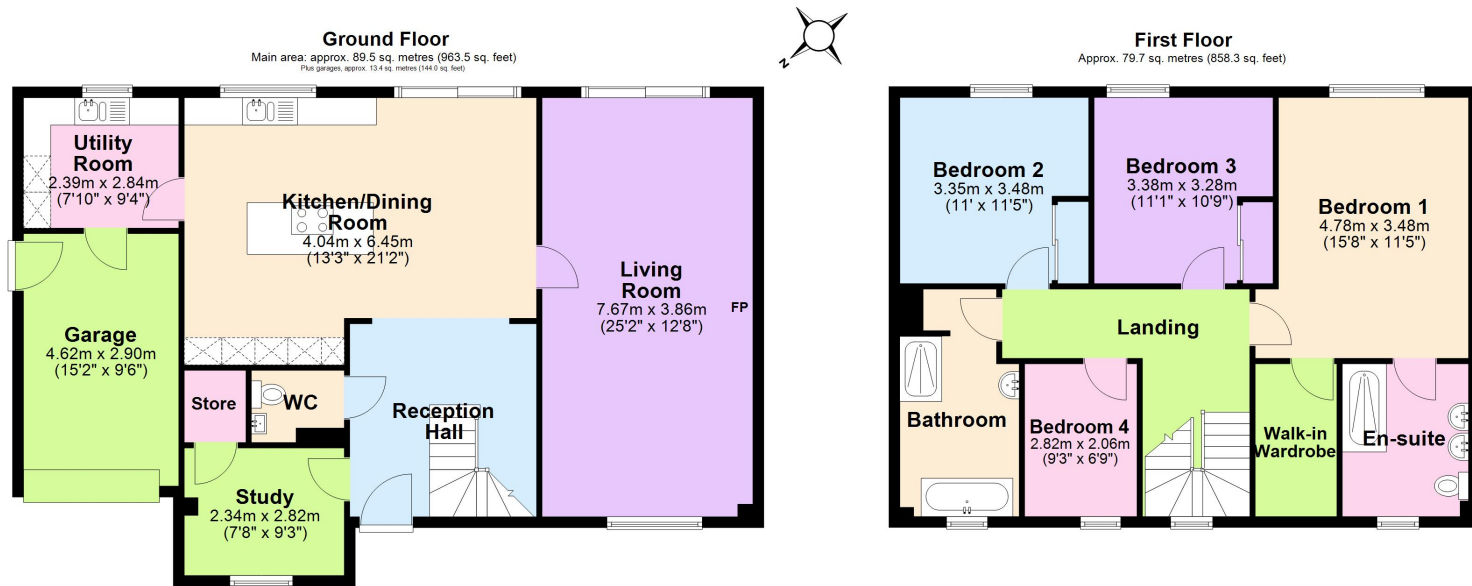
Opening Hours

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.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	95	97
(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		