

FOR
SALE



Meadowbank, Sutton-St-Nicholas, Hereford HR1 3BJ

£570,000 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this popular village location, an impressive 4 bedroom detached house offering ideal family/retirement accommodation. The property which is in excellent decorative order throughout has the added benefit of gas central heating, double glazing, good sized rear garden with fine views, double garage with ample parking, generously sized living accommodation and we highly recommend an internal inspection.

POINTS OF INTEREST

- Popular Herefordshire Village
- Impressive 4 bedroom detached house
- Extensive rear garden with fine views
- Double garage & ample parking
- Viewing highly recommended
- Two receptions/kitchen/breakfast room
- Utility & Conservatory



ROOM DESCRIPTIONS

Feature entrance porch

With entrance door through to the

Spacious reception hall

With fitted carpet, radiator with display shelf over, carpeted staircase to the first floor, hive central heating controls, coved ceiling and door to the

Large cloakroom

With low flush w/c, vanity wash hand basin with storage below and shelf over, tiled floor, ladder style radiator, double glazed window with blind, coved ceiling and coat hooks.

Impressive Lounge

A light and airy room with fitted carpet, double glazed bay window to the front aspect, feature fireplace with gas coal effect living flame fire, two radiators, coved ceiling, range of lighting and double glazed patio sliding door out to the

Large conservatory

Of UPVC and brick construction, with tiled floor, opening window vents, power points, vertical blinds, remote control ceiling blinds, fine views across the garden and countryside beyond and double doors out to the rear patio.

Dining room

With fitted carpet, radiator, coved ceiling and double glazed bay window to the front aspect.

Kitchen/breakfast room

With double bowl sink unit and mixer tap over, range of wall and base cupboards, ample granite worksurfaces with splash backs, glass display cabinets, double glazed window enjoying a fine outlook over the rear garden and to countryside beyond, under cupboard lighting, recess spotlighting, radiator, double built in oven with induction hob with splash back and cooker hood over, space for breakfast table, space for fridge/freezer, space and plumbing for dishwasher, door to the

Utility room

With worksurface space, undercounter space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler, two double glazed windows to the rear, recess spotlighting, radiator, internal door to the garage and door to the outside.

Spacious first floor landing

With fitted carpet, radiator, double glazed window to the front aspect, loft hatch with pull down ladder to boarded loft with light, and doors to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, range of fitted wardrobes with mirrored sliding doors and further wardrobes with bed side cabinets.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, coving, range of wardrobes with mirrored sliding doors.

Bedroom 3

With fitted carpet, radiator, coved ceiling, double glazed window enjoying fine views to the rear and built in wardrobes with mirrored sliding doors.

Bedroom 4

With laminate flooring, radiator, built in wardrobe with mirrored sliding doors and double glazed window with fine views to the rear.

Bathroom

With shower cubicle with upgraded shower unit, low flush w/c, vanity wash hand basin with cupboard below and shelf over, panelled bath, fully tiled wall surround., tiled floor, recess spotlighting, touch light mirror, radiator and shaver socket.

Outside

A 5 bar gate opens up onto a good sized driveway providing ample parking facilities, this also provides access to the double garage with remote control electric door, power and light points, ample storage space, internal door to the utility room. The remainder of the front garden is laid to lawn, bordered by flowers and shrubs and all well enclosed to maintain privacy.

To the immediate rear, a large paved patio area providing the perfect entertaining space which leads onto the remainder of the good sized garden which is laid to lawn, bordered by flowers and shrubs and well enclosed to maintain privacy. At the bottom of the garden there is a further paved area with useful summerhouse and the rear garden enjoys fine views across surrounding countryside. Useful outside tap, a range of lighting and the rear can be accessed via both sides of the property.

Directions

Proceed north out of Hereford City over Aylestone Hill, at the bottom of the hill, take the 2nd over the roundabout signposted Sutton St Nicholas, upon entering the village take the right hand turning at the crossroads on to Ridgeway Road and Meadowbank is on your right hand side after approximately 1/2 a mile.

Money Laundering Regulations

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

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Tenure & Possession

Freehold - vacant possession on completion.

Outgoings

Council Tax Band 'F' Payable 2024/25 £3371.53.

Metered water supply/rates are payable.

Private drainage.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm



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