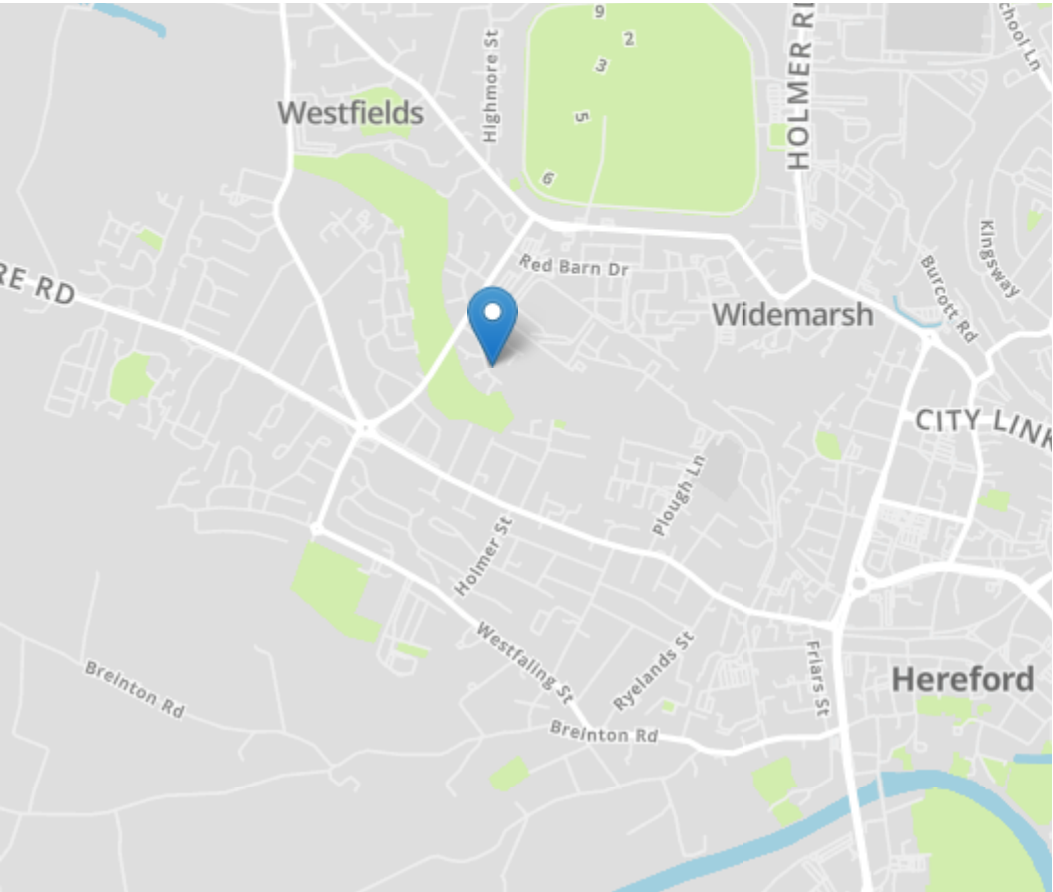




DIRECTIONS

From Hereford City proceed West on along Whitecross Road A438, at the roundabout take the fourth exit onto Yazor Road, taking the second turning right into Sherrington Drive, where the property will be found on the left as indicated by the Stooke Hill and Walshe For Sale Board. For those who use "What3words"///unions.spent.neck



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'D'

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

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		73	84
(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	

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.

25 Sherrington Drive
Hereford HR4 9XD

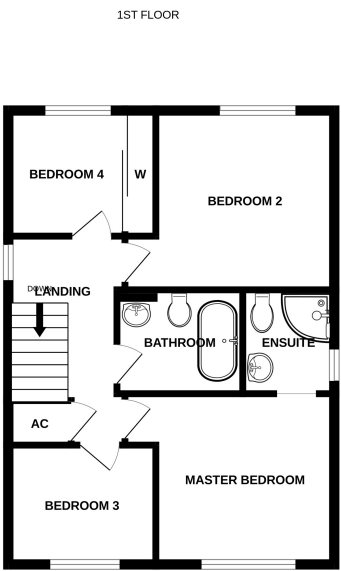
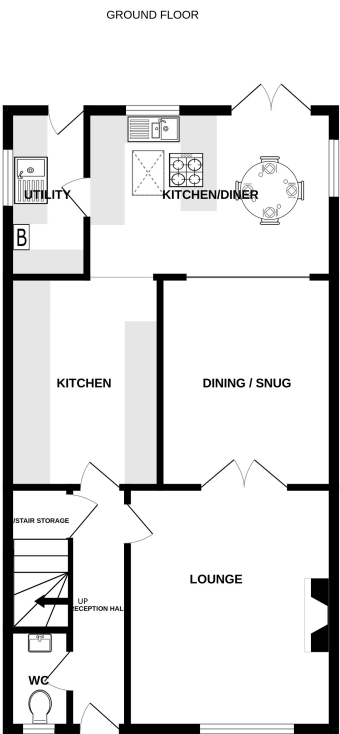
£360,000



- Extended Accommodation • Three reception rooms • Good sized Kitchen with Utility off • Master Bedroom with Ensuite
- Three further bedrooms • Gas central heating • uPVC Double Glazing • Single Garage • Off Road Parking

Hereford 01432 343477

Ledbury 01531 631177



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Ground Floor

OVERVIEW

Sherrington Drive is situated 1.25 miles North West of the City within this popular residential location. The property has been extended on the ground floor which extends the kitchen and has added a useful utility room and a second sitting room. The house also benefits from gas central heating, uPVC double glazing, ensuite to the master bedroom, landscaped gardens, single garage and off road parking. The accommodation is deceptively spacious and an internal inspection is highly recommended to fully appreciate all that is on offer.

In the area there are a wide range of amenities to include various shops, supermarkets, popular primary and secondary schools, public house's, doctors surgery and a regular bus service to and from the City centre.

In more detail the property comprises:

Recently fitted double glazed door (still in warranty) leads to:

Entrance Hall

Having wooden flooring, radiator, ceiling light point, and oak door opening into understairs storage cupboard. Glass panelled door to:

Cloakroom

Having low flush W.C., soft close vanity wash basin with chrome mixer tap over and splash tiling, part tiled walls, radiator, tiled flooring, ceiling light point, electrical consumer unit, and double glazed window with obscured glass to front aspect.

Lounge

3.6m x 4.8m (11' 10" x 15' 9")
Having LVT flooring, oak architraves and skirting, ceiling and wall light points, double glazed window to the front elevation, radiator, media wall to include sockets, TV, internet points, feature lighting, and fireplace with integrated fan assisted fire.
Internal french doors opening to:

Central Sitting Room

3.212m x 3.05m (10' 6" x 10' 0")

Having oak engineered flooring, oak architraves and skirting, Tv point, power points, ethernet point, ceiling light point, and electrical sockets including usb.
Archway opening through to:

Open Plan Kitchen/Dining Room Extension

4.4m x 3.1m (14' 5" x 10' 2")
With granite working surfaces, base units with LED feature lighting, central island with Stoves electric fan assisted double oven, Bosch 4 ring gas hob, Cuple electric extractor fan built in and pops up above the island, Beco integrated dishwasher, Belfast sink, with routed draining area into the working surface, hot and cold mixer tap, continued oak engineering flooring, Velux skylight, radiator, double glazed window to the side and rear elevation, and double glazed french doors with integral blinds, opening out to the rear garden.

Continued Kitchen Area

2.634m x 3.7m (8' 8" x 12' 2")
This area was the original kitchen with same oak engineered flooring, radiator, spot lights, feature spot lights and low level LED lights, integrated fridge, space for fridge freezer, soft close doors, and double glazed window to the side elevation.
Glazed door to:

Utility Room

1.5m x 3.1m (4' 11" x 10' 2")
With soft close doors fitted wall and base units matching the kitchen, space and plumbing for washing machine, space for Belfast sink with routed draining area, spot lights, loft access in the extension, radiator, tiled flooring, double glazed window to the side elevation, and double glazed door to the rear elevation to the garden.

From the reception hall a fitted carpeted staircase with oak banister with glass panels, leads to:

First Floor

Landing

With wooden flooring, double glazed window to the side elevation, loft access above, 2 spot lights, and an oak door opening to the airing cupboard which houses the electric immersion heater and has shelving.

Master Bedroom

3.0m x 3.7m (9' 10" x 12' 2")
With engineered wooden floorboards, double glazed window to the front elevation, ceiling light point, power pints, and TV point.
Opening to:

Ensuite Shower Room

Having tiled wall and floor, soft close vanity wash hand basin with mixer tap over, low level WC, chrome towel radiator, corner shower cubicle, with glass swivel screen, mains power shower unit, ceiling light point, and obscured glass double glazed window to the side elevation.

Bedroom 2

3.2m x 3.6m (10' 6" x 11' 10")
With wooden engineered flooring, ceiling light point, double glazed window to the rear elevation, radiator, TV and telephone point, and power points.

Bedroom 3

2.6m x 2.25m (8' 6" x 7' 5")
With oak door, laminate flooring, ceiling light point above, radiator, TV point, power points, and double glazed window to the rear elevation.

Bedroom 4

2.6m x 2.2m (8' 6" x 7' 3")
With power points, TV point, spot lights, double glazed window to the front elevation, and radiator.

Family Bathroom

Having oak door, tiled floor and walls with feature tiling, low level WC, vanity wash hand basin with soft close doors and with chrome mixer tap over, chrome towel radiator, roll top bath sat on a tiled plinth, chrome mixer tap and shower attachment over, ceiling extractor point, light above, feature LED spot light in one corner and towel rail.

OUTSIDE

The property is approached over a low maintenance tarmacadamed driveway, which is one half to the neighbouring property with equal portion, then in turn this leads up to a double detached pitched roof

garage block, which is also shared equally portioned to the neighbouring property (being a single garage each). The front gardens are laid with loose stone for easy maintenance or additional parking if so desired, and from here a slated area and a flowerbed, with a climber to the side of the property. Stepping stones and a canopy leads to the front door, and from here there are stepping stones which leads around the side of the property to a side access. A gated access to the rear of the property where there are outdoor power sockets conveniently situated in several areas of the garden and outside tap. There is a fenced boundary and this garden is very low maintenance with artificial grass in several areas, also having a patio entertaining area with power, and freestanding planter with bamboo planted for additional privacy. A tiered area then leads to a composite shed and from here there is a gated area where there is a good size pond with aquatic shrubbery and is very well maintained. Towards the garage area there is numerous slabbed facility for storage, with outdoor power.

Single Garage

With up and over door, power points, lighting, loft additional storage space and door opening to the side aspect.



At a glance...

- ✓ Lounge 3.6m x 4.8m (11' 10" x 15' 9")
- ✓ Central Sitting Room 3.212m x 3.05m (10' 6" x 10' 0")
- ✓ Open Plan Kitchen/Dining Room 4.4m x 3.1m (14' 5" x 10' 2")
- ✓ Continued Kitchen Area 2.634m x 3.7m (8' 8" x 12' 2")
- ✓ Utility 1.5m x 3.1m (4' 11" x 10' 2")
- ✓ Master Bedroom 3.0m x 3.7m (9' 10" x 12' 2")
- ✓ Bedroom 2. 3.2m x 3.6m (10' 6" x 11' 10")
- ✓ Bedroom 3. 2.6m x 2.25m (8' 6" x 7' 5")
- ✓ Bedroom 4. 2.6m x 2.2m (8' 6" x 7' 3")

And there's more...

- ✓ Popular residential location
- ✓ Close to local amenities
- ✓ Close to open space walks