

FOR
SALE



24 Cleeve Orchard, Holmer, Hereford HR1 1LF

£355,000 - To be Advised

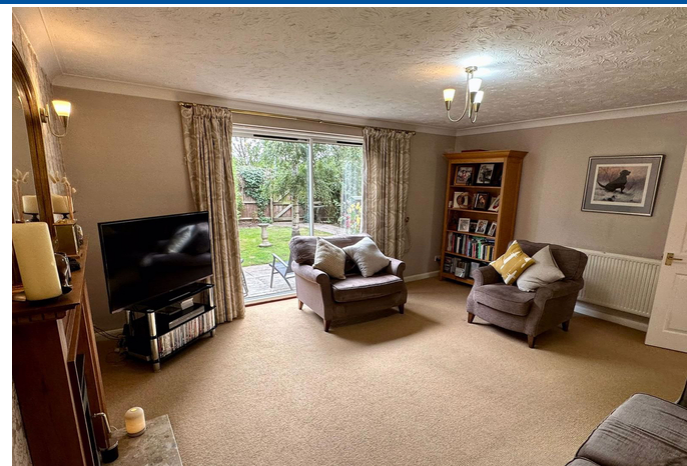
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PROPERTY SUMMARY

North outskirts of city a spacious detached house with 2 reception rooms, kitchen & utility, 4 double bedrooms, garage, ample parking. Ideal family home.

POINTS OF INTEREST

- *North outskirts of the city*
- *Well maintained detached family house*
- *2 reception rooms*
- *4 double bedrooms*
- *Private rear garden*
- *Garage and ample parking*



ROOM DESCRIPTIONS

In more detail the spacious accommodation comprises: -

Entrance porch

Approached through double-glazing sliding door, tiled floor, internal door to the garage (with scope to convert subject to necessary consent), door to

Spacious reception hall

Karndean feature flooring, carpeted staircase to first floor, radiator, understairs store cupboard, central heating thermostat, door to

Cloakroom

WC, wash hand basin with tiled splashback, Karndean feature flooring, window with Venetian blind, radiator.

Large lounge

Carpet, double radiator, TV aerial point, feature fireplace with hearth, display mantel and gas coal-effect living-flame fire, coved ceiling, decorative wall and centre lights, sliding patio door to rear garden.

Dining room

Karndean feature flooring, radiator, window to front, coved ceiling, range of wall lights.

Fitted kitchen

1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, worksurfaces with tiled splashbacks, built-in Bosch single oven, 4-ring gas hob with cooker hood, Worcester gas central heating boiler, window to rear with Venetian blind, space for breakfast table, space with plumbing for mini-dishwasher, radiator, display shelving, archway to the

Utility room

Single drainer sink unit, wall and base cupboards, worksurface with space below for fridge and freezer, also with plumbing for washing machine, door to side pathway.

First floor Landing

Access hatch to loft space, carpet, airing cupboard with shelving.

Bedroom 1

Carpet, radiator, window to rear with Venetian blind, space for wardrobes, door to en-suite shower room having corner shower cubicle with rainwater-style shower head and glazed door, pedestal wash hand basin with tiled splashback and mirror over, low flush WC, radiator, window with Venetian blind.

Bedroom 2

Carpet, radiator, window to rear, space for wardrobes.

Bedroom 3

Carpet, radiator, decorative wall, window to front with roller blind, built-in single wardrobe with hanging rail and shelf.

Bedroom 4

Carpet, radiator, window to front with roller blind, built-in single wardrobe with hanging rail and shelving.

Bathroom

Suite comprising panelled bath with shower unit over and glazed screen, low flush WC and wash hand basin with storage below, utensil shelf and mirror over, radiator, partly tiled wall surrounds, window with Venetian blind.

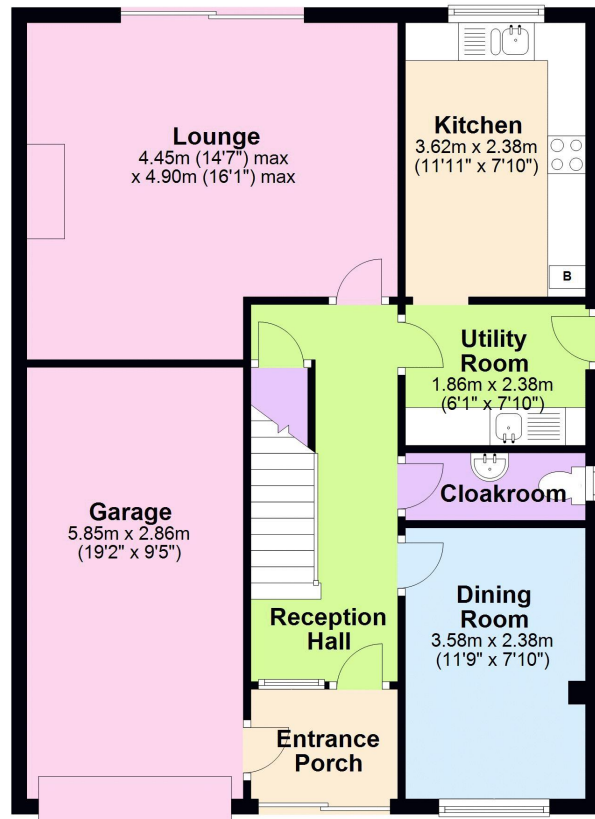
Outside

To the front of the property there is an extensive brick-paved driveway providing ample off-road parking, bordered by flowers and shrubs, enclosed by fencing and having access to the Garage with up-an-over door, light, power, ample storage space, space and plumbing for washing machine, sink unit and internal door to the entrance porch. To the immediate rear of the property there is a good-size paved patio area providing the perfect entertaining space, and this leads onto the remainder of the garden, which is mainly laid to lawn, well enclosed by fencing, hedging and mature trees to maintain privacy. Timber garden shed. Side access gate. Outside tap.



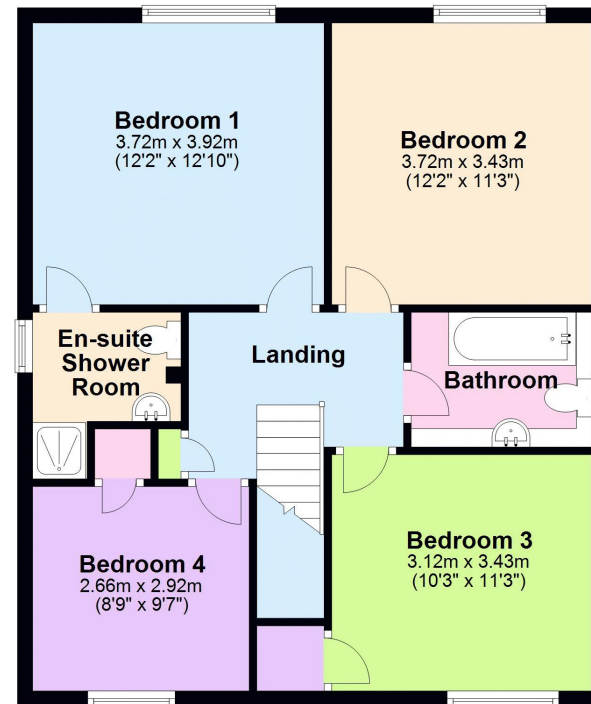
Ground Floor

Approx. 75.6 sq. metres (813.5 sq. feet)



First Floor

Approx. 65.2 sq. metres (701.3 sq. feet)



Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

24 Cleeve Orchard, Hereford

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