

FOR
SALE



The Haven, Clehonger, Hereford HR2 9TF

£485,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, an impressive 3 bedroom detached bungalow offering ideal family/retirement accommodation. The property, which has been finished to a high standard throughout, has the added benefit of gas central heating, double glazing, superb lounge with bi-fold doors to the garden, luxury fitted kitchen and bathrooms and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Impressive 3 bedroom detached bungalow*
- *Luxury fitted kitchen & bathrooms*
- *Detached double garage*
- *Ideal for family or retirement*
- *Must be viewed!*



ROOM DESCRIPTIONS

Entrance door through to the

Spacious Reception Hall

Feature tiled floor, radiator, recessed spotlighting, 2 windows to the front aspect with fitted blinds, range of built-in store cupboards with partially mirrored doors and door to the

Superb Open Plan Kitchen/Dining Room

Kitchen area with 1½ bowl sink unit and mixer tap over, range of wall and base cupboards, range of integrated appliances including double oven, fridge/freezer and dishwasher, large central workstation/breakfast bar with ample storage below, 5 ring-gas hob with extractor hood over, quartz worksurfaces, radiator, recessed spotlighting, feature tiled flooring and side window with blinds. Dining area with feature tiled flooring, radiator, recessed spotlighting, large window to the front aspect with blinds.

From the Kitchen, a door leads to the Utility Room

With single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, feature tiled floor, radiator, wall mounted gas central heating boiler, display shelving, partially double glazed door to the side pathway.

Inner Hallway

With door to the

Cloakroom

Low flush WC, vanity wash hand-basin with storage below, partly tiled wall surround, tiled floor, recessed spotlighting, extractor fan and radiator.

Impressive Lounge

A light and airy room with vaulted ceiling, 2 radiators, side window, feature high level window and bi-fold doors opening onto the patio and garden.

Bedroom 1

Fitted carpet, radiator, large access hatch to loft space with pull-down ladder, recessed spotlighting, space for wardrobes, double French doors to the rear patio and garden and door to the EN-SUITE SHOWER ROOM with double shower cubicle and twin showerhead, vanity wash hand-basin with storage below, mirror and shaver socket above, low flush WC, tiled floor, ladder style towel rail/radiator, recessed spotlighting, extractor fan.

Bedroom 2

Fitted carpet, space for wardrobes, recessed spotlighting, radiator, double French doors to the rear patio and garden.

Bedroom 3

Fitted carpet, radiator, recessed spotlighting, window to the rear with vertical blinds.

Bathroom

Suite comprising bath with handgrips, tiled surround and shower unit over with glazed screen, low flush WC, vanity wash hand-basin with storage below, tiled splashback and touch-light mirror above, tiled floor, window, recessed spotlighting, extractor fan and ladder style towel rail/radiator.

Outside

To the front of the property there is an extensive driveway providing ample off-road parking facilities with a further area to the side of the garage - perfect for a trailer, motorhome, caravan etc. DETACHED DOUBLE GARAGE with twin electric roller doors and side door. There is a pathway from the front to the side of the property where there is a useful greenhouse and this then leads onto the superb spacious private rear garden which is mainly laid to lawn with additional landscaping and large paved patio areas and all enclosed by high fencing and hedging to maintain privacy. With the rear garden facing southwest it provides the perfect suntrap with patio area from the Lounge.

Services

Mains water, electricity & gas are connected. Private drainage. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2023/24 £2671.33

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

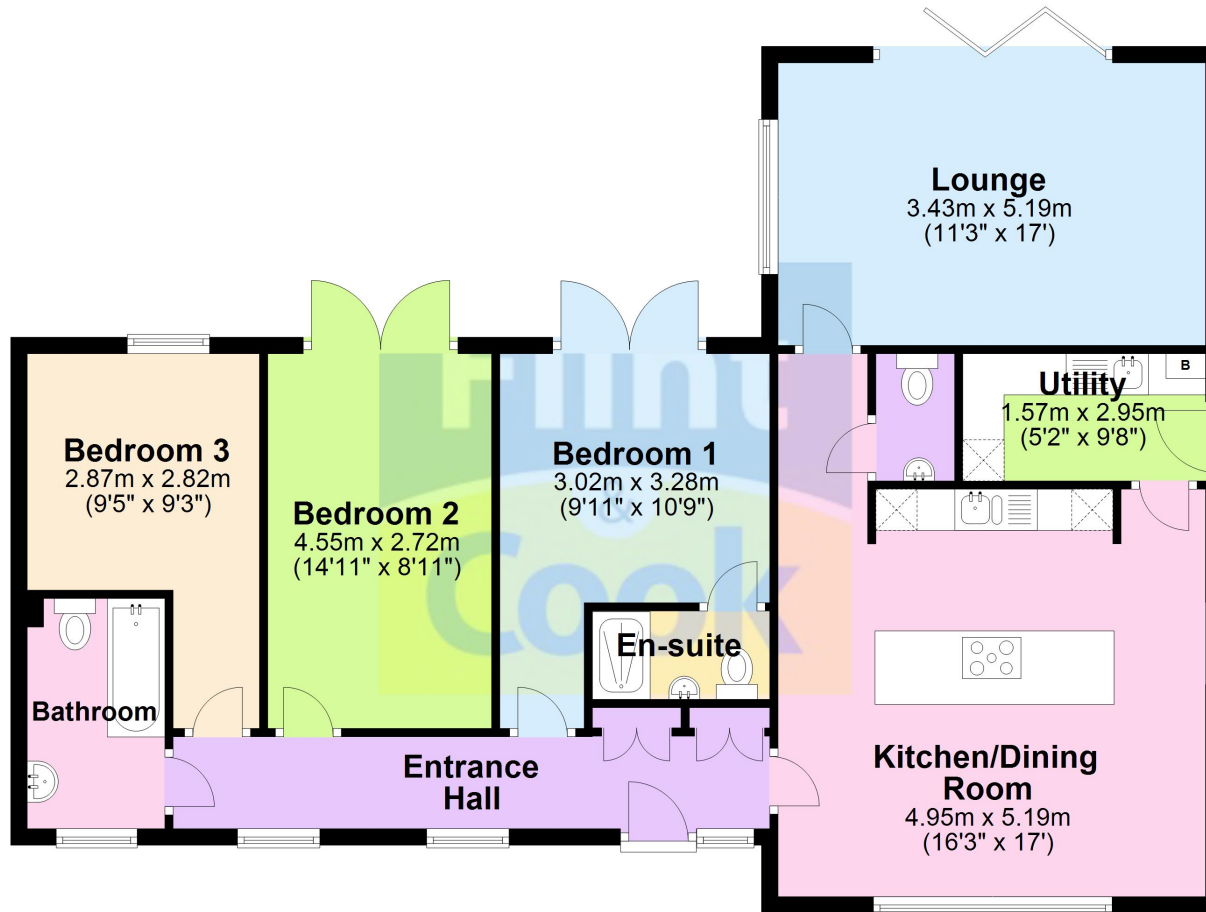
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - [fencing.splashes.impulses](#)

Ground Floor

Approx. 105.1 sq. metres (1131.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.4 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	91
(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			