

FOR
SALE



Lydiatts View, Withington, Hereford HR1 3PX

£485,000 - Freehold

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

PROPERTY SUMMARY

Pleasantly situated in this popular village location, a spacious 5-bedroom detached house offering ideal family accommodation.

The property, which is offered for sale with no onward chain, has gas central heating, double-glazing, good-sized front and rear gardens, generously sized living accommodation and we recommend an internal inspection. No onward chain.

POINTS OF INTEREST

- *Popular village location*
- *Spacious 5 bedroom detached house*
- *Good-size front and rear gardens*
- *Double Garage and large Drive*
- *Ideal family home*
- *No onward chain*



ROOM DESCRIPTIONS

Entrance door to

Spacious reception hall

Carpet, radiator, coved ceiling, central heating thermostat, stairs to first floor, understairs storage area, door to

Cloakroom

Low flush WC, vanity wash hand basin with storage below and mirror over, radiator, extractor fan.

Large lounge

Carpet, double radiator, large window to front, recess with shelving, feature fireplace with hearth and display mantel, double doors to

Dining room

Laminate flooring, radiator, coved ceiling, dado rail, sliding patio door to rear, door to

Kitchen/breakfast room

Breakfast area has a tiled floor, space for table, coved ceiling, spotlighting, sliding door to rear garden, access door from the reception hall. The kitchen has a 1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, granite worksurfaces, Rangemaster-style cooker with 5-ring gas hob, space and plumbing for dishwasher, tiled floor, double radiator, coved ceiling, window overlooking the rear garden, door to

Utility room

Floor mounted central heating boiler, radiator, space for fridge/freezer, space with plumbing for washing machine, sink unit with cupboards above and below, door to garden, internal door to the double garage.

First floor landing

Carpet, coved ceiling, access hatch to loft space, airing cupboard with radiator and shelving.

Bedroom 1

An impressive room with carpet, double radiator, range of fitted bedroom furniture, 2 recessed bay windows to front, door to En-suite Dressing Room with carpet, double radiator, large wall mirror, window overlooking the rear garden and fields beyond, access hatch to the loft storage space, door to Shower Room having corner shower cubicle with glazed screen, vanity wash hand basin with storage below, low flush WC, double radiator, vinyl flooring, ladder-style towel rail/radiator, window.

Bedroom 2

Carpet, radiator, window to front.

Bedroom 3

Carpet, radiator, window to rear enjoying a fine outlook.

Bedroom 4

Carpet, radiator, window to rear.

Bedroom 5/study

Carpet, radiator, window to front.

Outside

To the front of the property there is an attractive lawned garden interspersed with flowers, shrubs and mature trees, and enclosed by fencing and hedging. There is a large driveway providing ample off-road parking facilities and leading to the Double Garage with electric up-and-over door, power and light points, range of store cupboards, internal door to utility room and scope for conversion into extra living accommodation, subject to necessary consents, if required.

To the immediate rear of the property there is a good-sized paved patio area with overhead pergola providing a perfect entertaining space, and this leads onto one of the main features of the property, which is the good-sized side and rear gardens, which are attractively laid to lawn interspersed with a variety of flowers and shrubs, and all well enclosed to maintain privacy.

Services

Mains water, electricity, water and drainage are connected. Gas-fired central heating.

Outgoings

Council tax band F, payable 2024/25 £3324.37. Water and drainage rates are payable??

Viewing

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

Directions

Proceed northeast out of Hereford on the A4103 Worcester Road. After passing Doverman's Garage on the right-hand side, take the next turning left signposted Withington and Lydiatt's View is on the left-hand side after approximately 100 yards.

Money laundering regulations

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



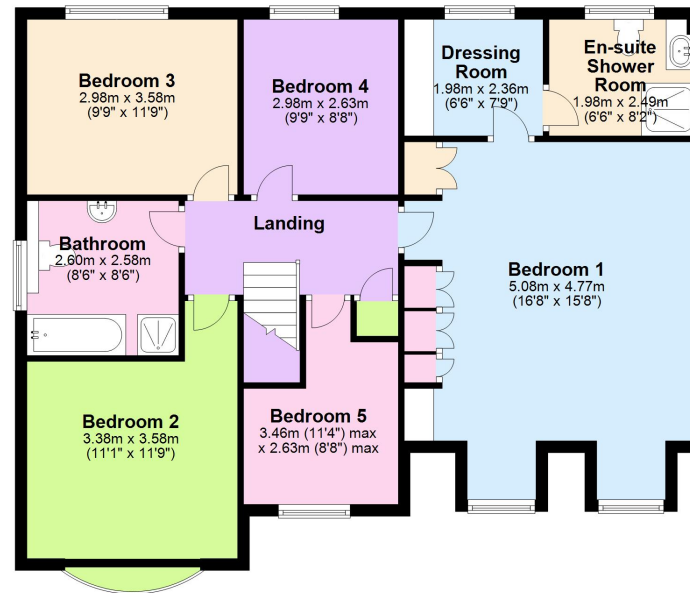
Ground Floor

Approx. 102.9 sq. metres (1108.1 sq. feet)



First Floor

Approx. 94.0 sq. metres (1012.1 sq. feet)



Total area: approx. 197.0 sq. metres (2120.1 sq. feet)

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

Lydiatts View, Withies Road, Withington, Hereford

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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			
		69	77
England, Scotland & Wales			
EU Directive 2002/91/EC			