

FOR
SALE



8 Nursery Drive, Moreton-on-Lugg, Hereford HR4 8DJ

£395,000 - Freehold

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PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this popular village location, a deceptively spacious 4 bedroom detached property offering ideal family or retirement accommodation. The property which has undergone extensive refurbishment in the last 18 months and has the added benefit of oil central heating, double glazing, a newly fitted kitchen, flexible living accommodation, attractive landscaped gardens, double length tandem garage and ample parking and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful village location*
- *Deceptively spacious 4 bedroom detached house*
- *2 large reception rooms & newly fitted kitchen*
- *Attractive landscaped gardens*
- *Double length tandem garage & ample parking*
- *Ideal for family or retirement*



ROOM DESCRIPTIONS

Reception Hall

With mat well, laminate flooring, radiator, dado rail, carpeted staircase to the first floor, coved ceiling, under stairs storage space, central heating thermostat and door to the

Downstairs Shower Room

With suite comprising, low flush WC, vanity wash hand basin with storage below and mirror fronted medicine cabinet over, separate tiled shower cubicle with hand grip and glazed door, tiled floor, ladder style towel rail/radiator, coved ceiling, recessed spotlighting and a double glazed window with roller blind.

Lounge

A large room with fitted carpet, coved ceiling, central ceiling rose, 2 radiators, feature fireplace with hearth and display mantle over and electric coal effect fire, double glazed double French doors opening on to the rear patio and garden.

Dining Room

With fitted carpet, radiator, double glazed window to the front aspect, coved ceiling, a range of lighting and door to the

Kitchen

Newly fitted with an extensive range of wall and base cupboards, ample work surfaces with tiled splash backs, 1 ½ bowl sink unit with mixer tap over, laminate flooring, space for a breakfast table, recessed spotlighting, double glazed window to the front aspect with blinds, built in oven, microwave and 4 ring hob with extractor over, built in dishwasher and upright fridge/freezer, towel rails and door to the

Utility Room

With a single bowl sink unit with mixer tap over, wall and base cupboards, work surfaces, laminate flooring, coat hooks, coved ceiling, recessed spotlighting, double glazed side door, space and plumbing for a washing machine and floor mounted Worcester oil central heating boiler.

Bedroom 4

With fitted carpet, radiator, space for wardrobes, coved ceiling, double glazed window overlooking the rear garden with vertical blinds and a built in single wardrobe

First Floor Landing

With fitted carpet, dado rail, built in airing cupboard and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with vertical blinds, coved ceiling, decorative wall, a range of built in wardrobes and large eaves store cupboard.

Bedroom 2

With fitted carpet, radiator, built in double wardrobe, eaves store cupboard and a double glazed window to the rear enjoying a pleasant outlook with Dinmore Woods in the distance.

Bedroom 3

With fitted carpet, radiator, Velux roof light, storage recess and access hatch to the loft storage.

Bathroom

With suite comprising panelled bath with tiled surround, shower unit over and glazed screen, pedestal wash hand basin, low flush WC, tiled floor, double glazed window with blind, recessed spotlighting, coved ceiling, shaver socket, ladder style towel rail/radiator.

Outside

To the front of the property there is a small lawned garden bordered by flowers and shrubs with a resin pathway to the side and with newly restored brick paved driveway providing ample off road parking and leading up the side of the property to the

Double Garage

Tandem length construction with remote control electric roller door, personal door to the side, power and light points, ample storage space, double glazed window to the rear, a useful WC and door to the rear garden.

Services

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

Outgoings

Council tax band D - £2,428 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city on the A49 Leominster Road, turn right as signposted for Moreton-on-Lugg and after 600 yards turn left into Nursery Drive.

Viewing Arrangements

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

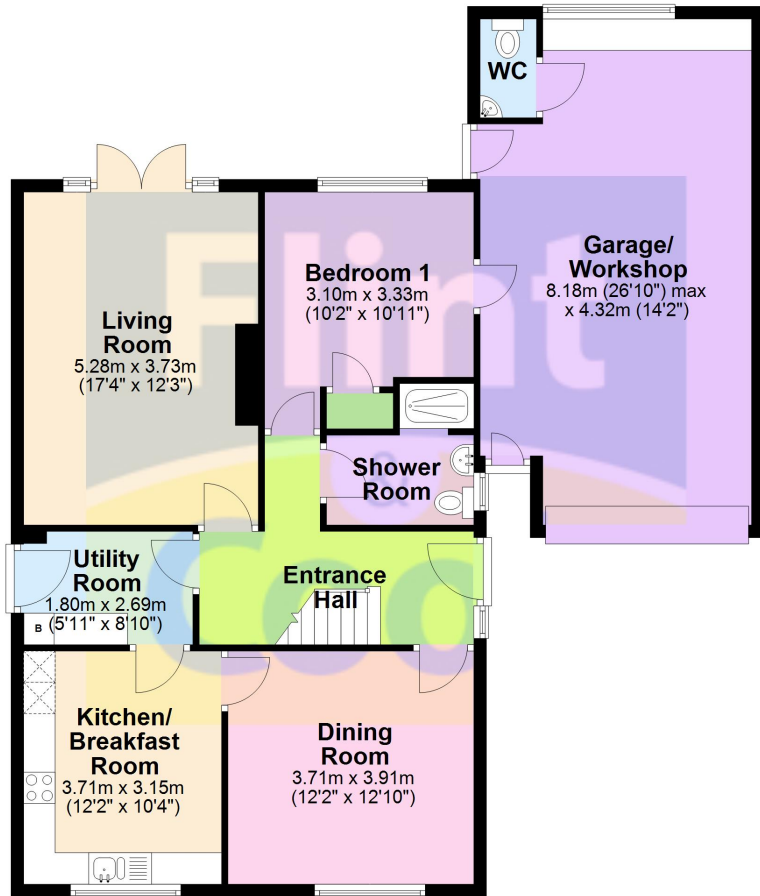
Money Laundering Regulations

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



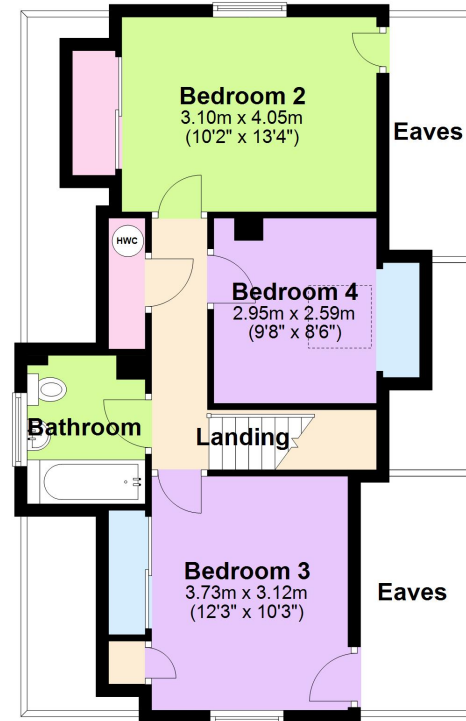
Ground Floor

Main area: approx. 78.7 sq. metres (847.4 sq. feet)
Plus garages, approx. 34.2 sq. metres (367.0 sq. feet)



First Floor

Approx. 50.1 sq. metres (539.7 sq. feet)



Main area: Approx. 128.9 sq. metres (1387.1 sq. feet)

Plus garages, approx. 34.2 sq. metres (367.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	59
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		