

FOR
SALE



Longview Sutton St. Nicholas, Hereford HR1 3BB

£429,950 - Freehold

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PROPERTY SUMMARY

Modern detached house in a lovely village location, situated down a quiet lane with open countryside, the property comprises of 4 double bedrooms, 1 en-suite, separate study, gas central heating, attractive garden & garage. Viewing is highly recommended.

POINTS OF INTEREST

- *Peaceful rural position*
- *Impressive detached house*
- *4 Double Bedrooms*
- *En-suite to main bedroom*
- *Gas central heating*
- *Double glazing*
- *Separate study*
- *Lovely enclosed gardens*
- *Garage*
- *Viewing advised*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With entrance door through to the

Spacious Reception Hall

With mat-well, fitted carpet, radiator, coat hooks, coved ceiling, turning carpeted staircase to the first floor, understairs store cupboard, central heating thermostat and door to the

Downstairs Cloakroom

With low flush WC, pedestal wash hand-basin with tiled splashback, radiator, vinyl flooring, coved ceiling and extractor fan.

Kitchen

Fitted with a range of wall and base units, 1½ bowl sink unit with mixer tap over, ample high gloss worksurfaces with tiled splashbacks, vinyl flooring, coved ceiling, space and plumbing for dishwasher, space for fridge/freezer built-in electric double oven with cupboards above and below, 4-ring gas hob with cooker hood over, double glazed window to the front aspect, radiator and door to the

Utility Room

With single drainer sink unit, wall and base cupboards, worksurfaces, radiator, space and plumbing for washing machine, extractor fan, vinyl flooring, coved ceiling, space for upright fridge/freezer and side door into the garage.

Study

Fitted carpet, radiator, coved ceiling and double glazed window to the front aspect.

Large Lounge/Dining Room

Fitted carpet, coved ceiling, range of wall and centre lights, electric fire, two radiators, two double glazed windows and patio doors to the rear garden, feature fire surround with hearth, display mantel and electric coal effect fire, TV aerial point and pleasant outlook across the rear garden.

A staircase leads from the Entrance Hall to the

Landing

Fitted carpet, coved ceiling, access hatch to roof space, built-in airing/boiler cupboard with shelving and also housing the gas central heating boiler.

Bedroom 1

Fitted carpet, radiator, coved ceiling, ample space for wardrobes, double glazed window to the rear enjoying a fine outlook and door to the En-suite Shower Room with modern suite comprising double width tiled shower cubicle with glazed sliding door, overhead and handheld mains fitment, extractor fan, vanity wash-basin with cupboard under, mirror fronted medicine cabinet over, WC, ladder style towel rail/radiator, tiled wall surround, double glazed window, recessed spotlighting and extractor fan.

Bedroom 2

Fitted carpet, radiator, coved ceiling, space for wardrobes and double glazed window to the rear enjoying a fine outlook.

Bedroom 3

Fitted carpet, radiator, coved ceiling, space for wardrobes and double glazed window to the front aspect.

Bedroom 4

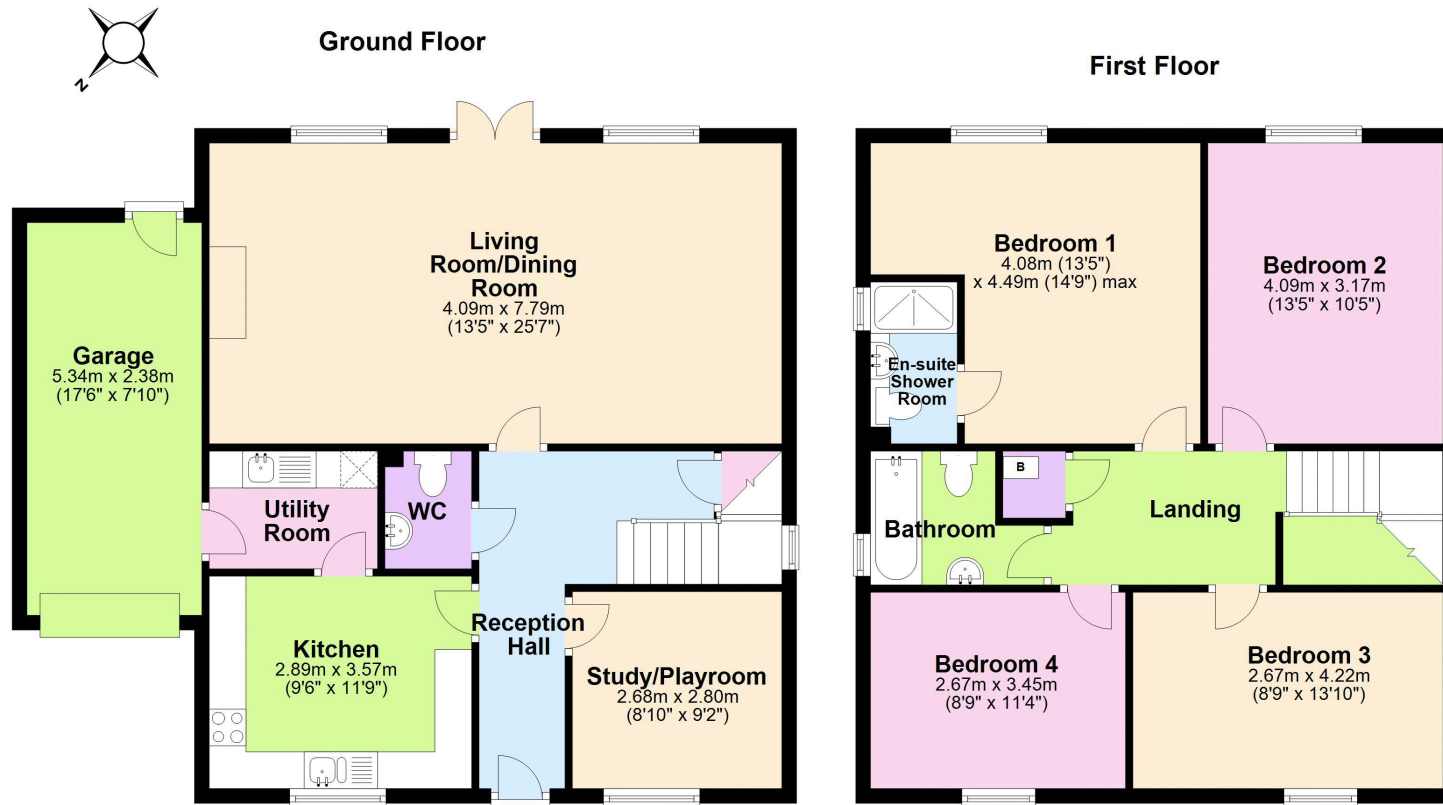
Fitted carpet, space for wardrobes, radiator, coved ceiling and double glazed window to the front aspect.

Bathroom

White suite comprising panelled bath with handheld shower attachment over, pedestal wash hand-basin with mirror over, WC, radiator, extractor fan, double glazed side window, coved ceiling, tiled wall surround for easy maintenance.

Outside

To the the front of the property, there is an attractive lawned garden with paved steps leading to the front entrance door. To the side of the property, there is a driveway providing off-road parking facilities with further driveway to the other side of the property providing off-road parking and leading to the GARAGE with up-and-over door, power and light points, ample storage space, internal door to the Utility Room, personnel door to the rear garden and scope to convert into further living accommodation (subject to the necessary consent). To the immediate rear of the property there is a paved patio area providing the perfect entertaining space and this then leads onto the good size rear garden which is mainly laid to lawn and enclosed by mature hedging, trees and fencing to maintain privacy. There is a useful outside tap, timber garden shed and side access gate.



Total area: approx. 149.6 sq. metres (1609.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			