

FOR
SALE



Holmer House Cottage, Holmer House Close, Hereford HR4 9RG

£582,000 - Freehold

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

PROPERTY SUMMARY

Forming part of this exclusive new development on the northern outskirts of Hereford city centre, an impressive fully renovated and extended four bedroom detached cottage finished to an exceptionally high standard and available for immediate occupation. The property has the added benefit of under floor heating, generously sized living accommodation, wrap around gardens, double carport, ample parking and EV charging unit and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Northern outskirts of the City*
- *Impressive 4 bedroom detached cottage*
- *Luxuriously finished throughout*
- *Double car-port, ample parking and EV charger*
- *Available for immediate occupation*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance Hall

With mat well, engineered oak flooring, built in store cupboard and door to

Ground Floor WC

With low flush cistern and vanity wash hand basin.

Luxury Kitchen/Breakfast Room

With a range of contemporary wall and base cupboards, quartz work surfaces, a range of integrated SMEG appliances including a fan assisted oven, gas hob, fridge/freezer, dishwasher and washing machine, 1 1/2 bowl sink unit, feature tiled floor and a central island/breakfast bar.

Impressive Living Room

With vaulted ceiling extension, triple aspect windows providing ample natural light, roof sky lights and bi-folding doors to the rear garden and patio, fitted carpet and range of spotlighting.

Bedroom 1 - ground floor

With fitted carpet, dual aspect windows and door to the

En-suite bathroom

With bath and rainwater style shower over, pedestal wash hand basin, low flush WC, LED mirror, towel rail/radiator

First Floor Landing

Provides access to

Bedroom 2

With fitted carpet, exposed timbers, side window

Bedroom 3

With fitted carpet, exposed timbers, side window

Bedroom 4

With fitted carpet, windows to two sides, exposed timbers.

Shower Room

Comprising shower cubicle with glazed door and rainwater style shower head, low flush WC, pedestal wash hand basin, LED mirror, towel rail/radiator, LVT flooring and LED spotlights.

Outside

The property stands in well maintained lawned gardens all enclosed by fencing for privacy with a paved pathway leading to the front door which continues to the side and then around to the rear and onto the detached double garage carport with electric remote controlled doors with additional parking at front, ample storage and EV charging point.

Services

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

Outgoings

Council tax band - payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city on the A49, after passing Holmer Church turn left at the traffic lights onto Clubtail Drive, then first left and then straight over into Holmer House Close.

Viewings

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

Opening Hours

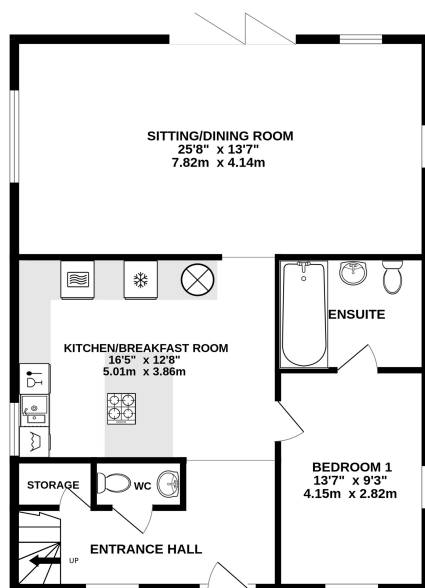
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

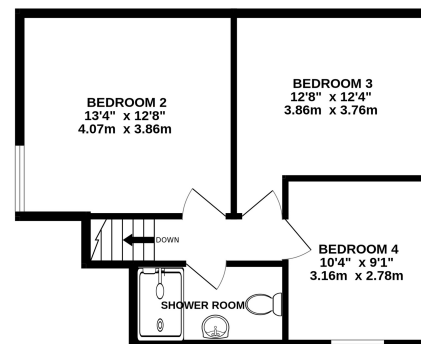
Money Laundering Regulations

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

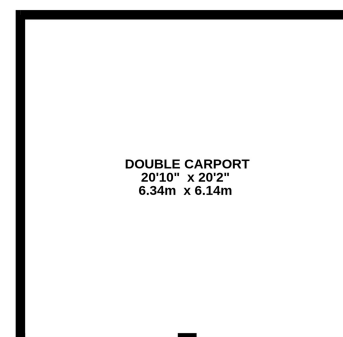
GROUND FLOOR



1ST FLOOR



OUTSIDE



TOTAL FLOOR AREA : 1779 sq.ft. (165.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk