

FOR
SALE



16 Deerhurst Drive, Hereford HR2 7XX

£399,950 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location, a 5 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, driveway parking, spacious living accommodation and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *5 Bedrooms*
- *Ideal family accommodation*
- *Popular residential location*
- *Driveway parking*
- *Enclosed rear garden*
- *Well presented throughout*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door into the

Entrance Hallway

Carpeted stairs leading to the first floor, useful understairs storage cupboard, wooden laminate flooring, radiator, useful storage cupboard for coats and shoes and doors leading to the

Downstairs Cloakroom

With low flush WC, wash hand-basin with storage under, tiled splashback, opaque double glazed window to the front aspect, radiator and laminate flooring.

Living Room

Laminate flooring, radiator and double glazed bay window to the front aspect.

Kitchen/Dining Room

Fitted with matching wall and base units and ample worksurfaces, 1½ bowl sink and drainer unit with tiled splashback, wooden laminate flooring, electric double oven, 4-ring gas hob, under-counter space for washing machine, tumble dryer, fridge and freezer, radiator, double glazed window to the rear aspect and opening into the Dining Area with wooden laminate flooring, double glazed sliding doors out to the rear patio, radiator and doors leading into the

Second Reception Room

Fitted carpet, radiator and double glazed sliding doors out to the rear garden and door into the

Converted Garage

Laminate flooring, sink unit with tiled splashback, double glazed window to the front and door to the side access. The garage is currently being used as a beauty salon and would be an ideal home office or workspace.

First floor landing

Fitted carpet, 2 loft hatches, smoke alarm and doors to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, double built-in wardrobe with mirrored sliding doors and door into the EN-SUITE BATHROOM with suite comprising panelled bath with electric shower and tiled surround, low flush WC, vanity wash hand-basin with storage under, wall mounted storage cabinet with mirrored doors, radiator, opaque double glazed window to the front aspect and recessed spotlighting.

Bedroom 2

Fitted carpet, double glazed window to the rear aspect, radiator and double built-in wardrobe with mirrored sliding doors.

Bedroom 3

Bedroom 4

Fitted carpet, radiator, double glazed window to the rear aspect and built-in wardrobe cupboard with fitted shelving and hanging rail.

Bedroom 5

Fitted carpet, radiator, double glazed window to the rear aspect and double built-in wardrobe with sliding doors.

Bathroom

Suite comprising panelled bath with electric shower over and tiled surround, low flush WC, pedestal wash hand-basin, built-in storage cupboard, extractor, heated towel rail and tiled floor and airing cupboard with wooden shelving and hot water cylinder.

Outside

To the front of the property there is a brick paved driveway providing off-road parking for several vehicles and is enclosed by hedging with side access to the rear garden. The rear garden has a patio area which is perfect for entertaining with a raised decked area and the remainder of the garden is laid to lawn with a border of plants and shrubs, enclosed by hedging, fencing and brickwalling to maintain privacy.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2806.69

Water and drainage - metered supply.

Money laundering regulations

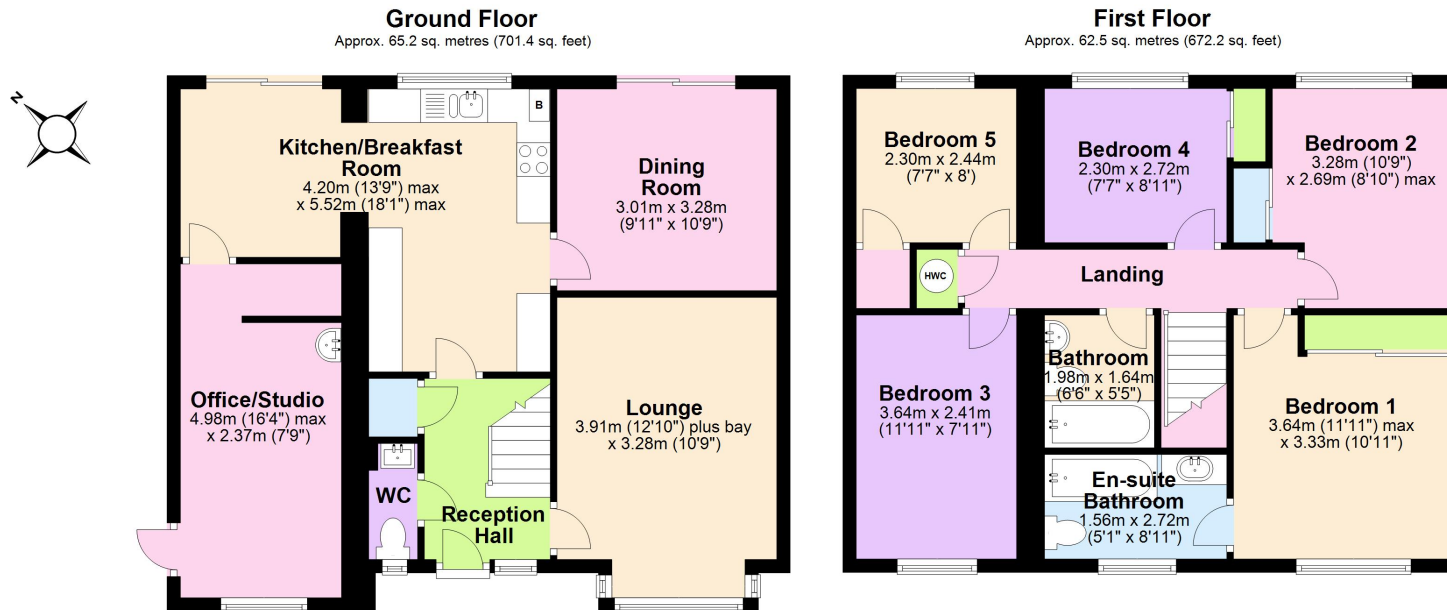
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

Proceed south out of Hereford over Greyfriars Bridge and at the Asda roundabout take the 2nd exit onto Belmont Road, continue along Belmont Road to the Tesco roundabout and take the 4th exit onto Abbotsmead Road. Continue along Abbotsmead Road for approximately 500 yards and Deerhurst Drive is on the right hand side and number 16 is located on the right hand side, as indicated by the Agent's FOR SALE board. What3words - pages.stem.share



Total area: approx. 127.6 sq. metres (1373.6 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		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			