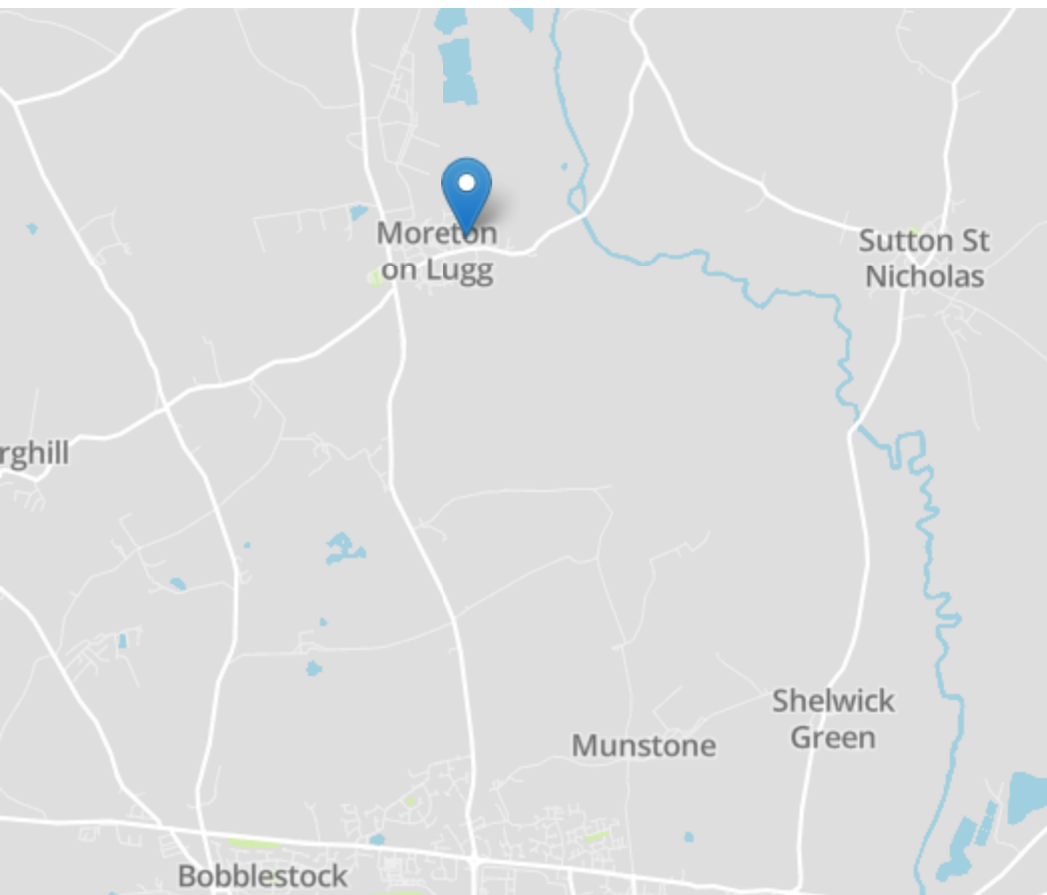




**DIRECTIONS**

From Hereford City proceed north onto A49 towards Leominster, after approximately 2.2 miles turn right towards the village of Moreton-on-Lugg village, turn left onto Nursery Drive and the property can be found on the left hand side as indicated by the Agents For Sale board. For those who use 'What3words'///messy.rewarded.focal



**GENERAL INFORMATION**

**Tenure**  
Freehold.  
**Services**  
All mains services are connected to the property  
**Outgoings**  
Council tax band 'E'  
**Viewing**  
By appointment through the Agents:  
Hereford Office  
8 King Street  
Hereford, HR4 9BW  
T: 01432 343477  
E: hereford@shandw.co.uk

Ledbury Office  
14 The Homend  
Ledbury, HR8 1BT  
T: 01531 631177  
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.  
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**  
MON - THUR 9.00 am - 5.30 pm  
FRI 9.00 am - 5.00 pm  
SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

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

**Price Guide £425,000**



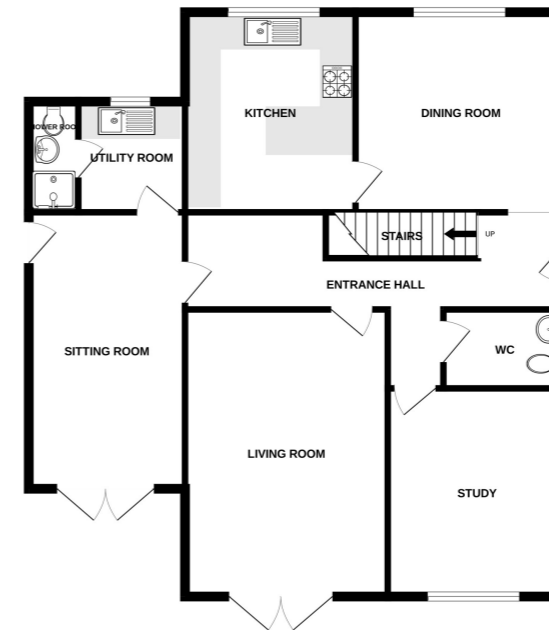
- Set within a sought after village location.
- Dormer Style Property.
- 4/5 Bedroomed Accommodation.
- Potential for separate annexe on the ground floor.
- Private, Well Stocked Garden.
- Double Garage and Ample Off Road Parking.
- No Onward Chain.

Hereford 01432 343477

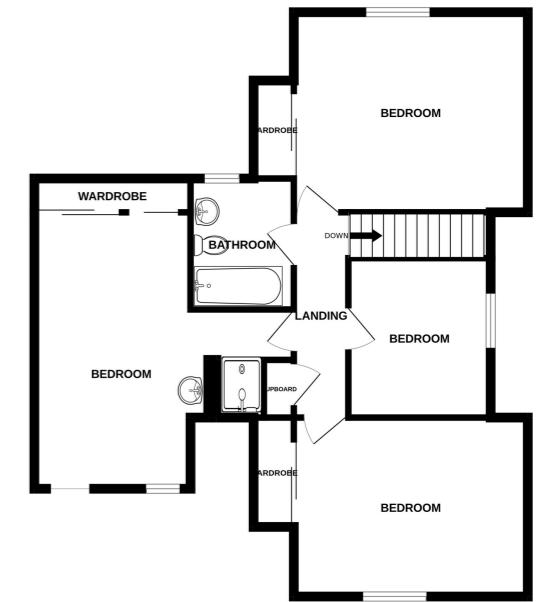
Ledbury 01531 631177



GROUND FLOOR  
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 1817 sq.ft. (168.8 sq.m.) approx.  
Made with Metropix ©2024

**5 Nursery Drive**

**Situation and Description**

5 Nursery Drive is pleasantly located within a cut-de-sac position within the sought after village of Moreton-on-Lugg 4 1/2 miles north of Hereford city. This Dorner style property offers substantially extended accommodation to include 4/5 bedrooms, potential for separate dual family accommodation provided by an annexe on the ground floor if required, a well stocked, private garden, double garage and ample off road parking.

In more detail the accommodation comprises:

**Ground Floor**

**Spacious Reception Hall**

with Oak flooring, vertical radiator, doors to:

**Cloakroom**

with suite comprising low flush w.c., pedestal wash hand basin, radiator.

**Living Room**

3.75m x 5.55m (12' 4" x 18' 3") Oak flooring, electric fireplace, radiator, power points, coving, French double glazed doors opening to the rear garden and patio.

**Reception Room Two/Bed 5**

3.33m x 3.78m (10' 11" x 12' 5") with radiator, power points, window with outlook to the rear garden.

**Dining Room**

3.91m x 3.69m (12' 10" x 12' 1") with radiator, power points, coving, window overlooking the front. Door to:

**Kitchen**

3.70m x 2.61m (12' 2" x 8' 7") fitted with a range of high gloss white units comprising 1 1/2 bowl sink with storage beneath, large working surfaces with drawers and cupboards below all with soft closers, full length fitted floor to ceiling storage unit incorporating pull out pantry unit, integral fridge and freezer, built-in AEG coffee machine, microwave and double oven with storage to the side. Radiator, breakfast bar area, five burner gas hob unit with large stainless steel extractor canopy over, double glazed window with outlook to front.

**Potential Annexe/Additional Accommodation:**

**Utility Area**

2.07m x 1.81m (6' 9" x 5' 11") with range of units comprising laminated working surfaces with cupboards below, large full length storage unit, range of eye level wall cupboards, tiled surround, power points. Door to:

**Ground Floor Reception Room Three/Family Room**

5.41m x 2.91m (17' 9" x 9' 7") this area would provide an ideal annexe to provide dual family accommodation if required, having radiator, wall lights, double glazed French doors opening onto the rear patio and garden, further for giving direct access to the outside which would provide separate personalised access to this area if required. Multi-Glazed door to:

**Kitchen 2**

1.99m x 2.07m (6' 6" x 6' 9") having a range of units comprising single drainer sink with storage beneath, adjacent laminated working surfaces with space and plumbing for washing machine, further working surface with space under for tumble dryer, eye level cupboard housing the Maxi wall mounted gas fired central heating boiler. Door to:

**Shower Room**

with enclosed shower cubicle, fully tiled, low flush w.c., pedestal wash hand basin, extractor fan.

**First Floor**

**Landing**

with door to Airing Cupboard with ample storage. Doors to:

**Master Bedroom**

5m x 4.16m (16' 5" x 13' 8") with 2 skylights providing a huge amount of light, fitted His and Hers wardrobe units with having rail and sliding doors, pedestal wash hand basin, radiator. Door to:

**En-Suite Shower Room**

with enclosed shower cubicle with Triton electric shower and folding door.

**Bedroom Two**

3.73m x 4.39m (12' 3" x 14' 5") with radiator, power points, coving, fitted wardrobe unit with hanging rail.

**Bedroom Three**

4.11m x 3.11m (13' 6" x 10' 2") with radiator, power points, window with pleasant outlook to rear garden and beyond.

**Bedroom Four**

2.66m x 2.96m (8' 9" x 9' 9") with skylight, radiator, power points, access to loft space.

**Family Bathroom**

with shaped panned bath with shower over and glazed screen, low flush w.c., wash hand basin, ladder style boiler.

radiator, skylight, ceramic tiled floor.

**Outside**

**Approach**

The property is pleasantly located at the end of the cut-de-sac and is approached over a concrete driveway providing parking for numerous vehicles. This gives access to:

**Double Garage**

5.65m x 4.71m (18' 6" x 15' 5") with two up and over doors, power and light connected, double glazed window and personal door gives access to the rear.

**Garden**

Accessed to the side of the property is a very pleasant and private rear garden, having a large slabbed patio area leading directly from both the living room and third reception room, two steps lead up to a lawned garden with well stocked flower and shrubbery borders to one side. Directly to the rear of the garage is an attractive enclosed decking area providing an ideal seating area with pergola over.



**At a glance...**

- Living Room  
3.75m x 5.55m (12'4 x 18'3)
- Reception Room Two  
3.33m x 3.78m (10'11 x 12'5)
- Dining Room  
3.91m x 3.69m (12'10 x 12'1)
- Kitchen  
3.70m x 2.69m (12'2 x 8'7)
- Reception Room Three  
5.14m x 2.91m (17'9 x 9'7)
- Kitchen  
1.99m x 2.07m (6'6 x 6'9)
- Master Bedroom  
5m max x 4.16m max (16'5 max x 13'8max)
- Bedroom Two  
3.73m x 4.39m (12'3 x 14'5)
- Bedroom Three  
4.11m x 3.11m (13'6 x 10'2)
- Bedroom Four  
2.66m x 2.96m (8'9 x 9'9)
- Double Garage  
5.65m x 4.71m (18'6 x 15'5)

**And there's more...**

- Annexe Potential.
- Private Garden.
- No Onward Chain

**Like the property?**

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.