

FOR
SALE



6 Woodpecker Drive, Clehonger, Hereford HR2 9FG

£312,500 - Freehold

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

PROPERTY SUMMARY

Situated in the popular village of Clehonger and occupying a peaceful cul-de-sac position, a well presented modern detached family home offering excellent family accommodation. The property has the benefit of 4 bedrooms (1 en-suite), a large lounge, kitchen/dining room, downstairs cloakroom, integral garage and driveway parking and enclosed rear garden. The property is situated approximately southwest of Hereford City centre which offers a wide range of amenities.

POINTS OF INTEREST

- *Detached House*
- *Ideal family home*
- *4 Bedrooms (1 en-suite)*
- *Integral garage & driveway parking*
- *Popular village location*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With uPVC entrance door leading into the

Entrance Hallway

Fitted carpet, radiator, smoke alarm, carpeted stairs leading to the first floor and door leading into the

Living Room

Fitted carpet, double glazed window to the front aspect, radiator and wooden French doors leading into the

Kitchen/Dining Room

Kitchen fitted with wall and base units, ample worksurfaces, 1½ bowl sink and drainer unit, integrated appliances to include electric oven, 4-ring gas hob, dishwasher, under-counter fridge and freezer, breakfast bar, Amtico flooring, radiator, double glazed French doors leading to the rear patio and double glazed window to the rear garden, large understairs storage cupboard and door leading into the

Utility Room

With integrated washer/dryer, worksurface, wall mounted gas central heating boiler, Amtico flooring, radiator, carbon monoxide detector, double glazed door leading out to the side and door leading into the

Downstairs WC

With low flush WC, pedestal wash hand-basin with tiled splashback, Amtico flooring, radiator, extractor and opaque double glazed window.

First floor landing

Fitted carpet, loft hatch, useful storage cupboard and doors leading into the

Master Bedroom

Fitted carpet, radiator, double glazed window to the front aspect, built-in double wardrobe with mirrored sliding doors and built-in storage cupboard over the stairs and door to the EN-SUITE SHOWER ROOM with corner shower cubicle and mains fitment showerhead over, tiled surround, low flush WC, pedestal wash hand-basin with tiled splashback, radiator, opaque double glazed window, extractor.

Bedroom 2

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

Bedroom 3

Radiator, fitted carpet and double glazed window overlooking the rear garden.

Bedroom 4

Radiator, fitted carpet, double glazed window to the rear aspect.

Bathroom

White suite comprising panelled bath with electric shower over, glass screen and tiled surround, pedestal wash hand-basin, low flush WC, vinyl flooring, radiator, opaque double glazed window and extractor.

Outside

To the rear of the property there is a paved patio area - perfect for entertaining, with access to the side and the remainder of the garden is laid to lawn and enclosed by brick-walling and fencing. Useful outside tap and outside power points. To the front of the property there is a tarmac driveway providing off-road parking for several vehicles with access to the GARAGE with up-and-over door. There is an area of lawn and access round to the side gate.

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 £2799.53

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

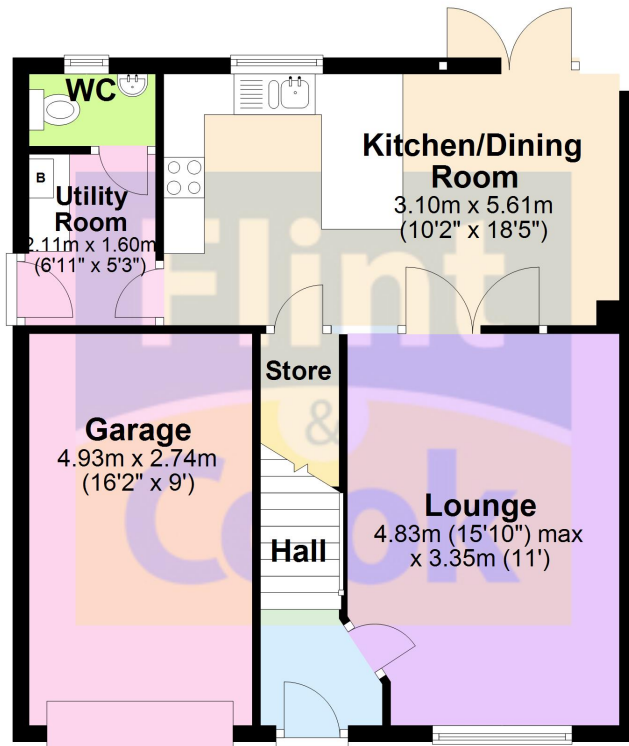
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed out of Hereford City over Greyfriars Bridge taking the 2nd exit towards Belmont Road. Continue along this road to the Tesco roundabout taking the 2nd exit onto the A465 Abergavenny Road. Take the right hand turning as signposted Madley and Clehonger and continue into the village of Clehonger and take the left hand turning for Primrose Avenue. At the T-junction take the right hand turn and follow the road round to the left hand side into Woodpecker Drive and the property is located on the left hand side, as indicated by the Agent's FOR SALE board. What3words - lure.jaundice.charted

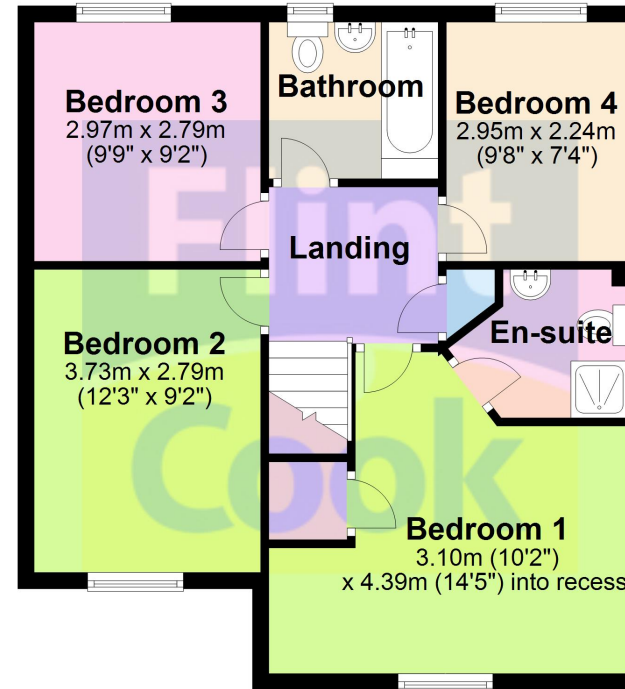
Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



First Floor

Approx. 55.1 sq. metres (593.6 sq. feet)



Total area: approx. 99.5 sq. metres (1071.5 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			