



Cherrytrees,
Sutton St Nicholas Hereford HR1 3AY

£375,000



GENERAL INFORMATION

Tenure

Freehold

Services

Mains gas, electricity and water are connected to the property. Private drainage.

Outgoings

Council tax band 'D'

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

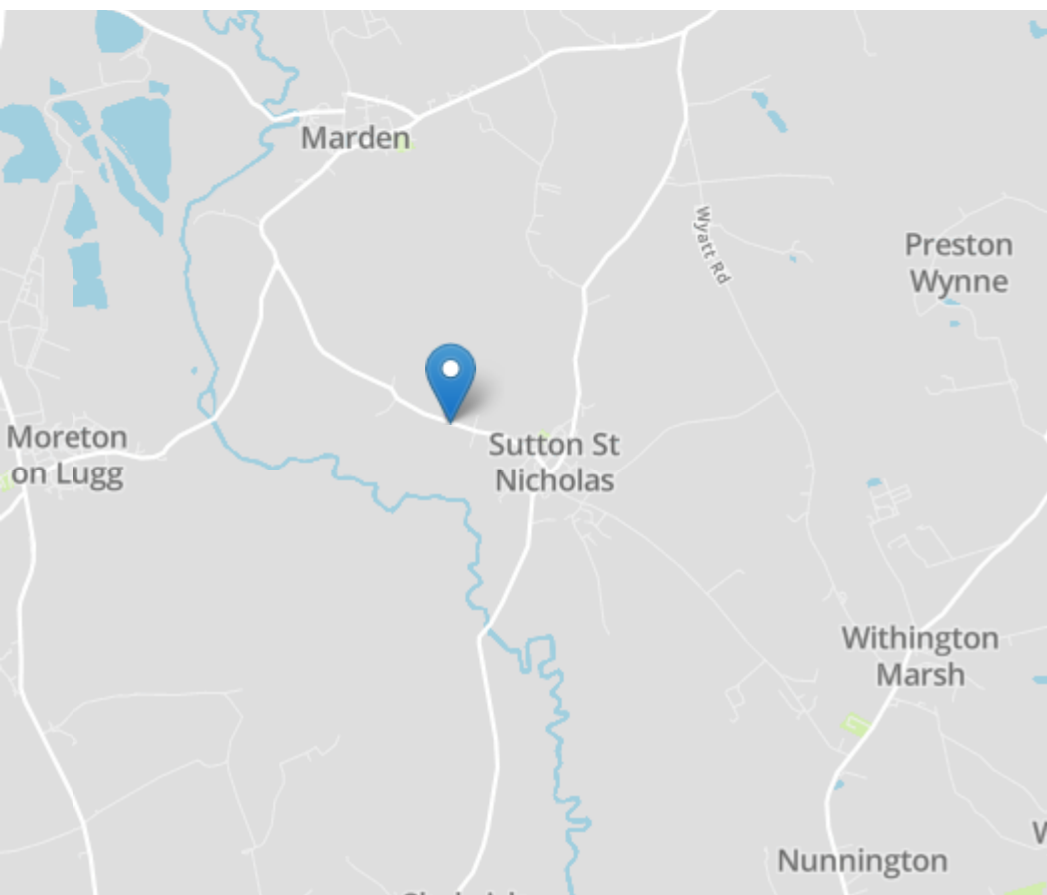
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed north onto A465 over Aylestone Hill, at the roundabout take the second exit towards Sutton St Nicholas, at the village pub Golden Cross turn left and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///retailing.camped.dance



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(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		

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.

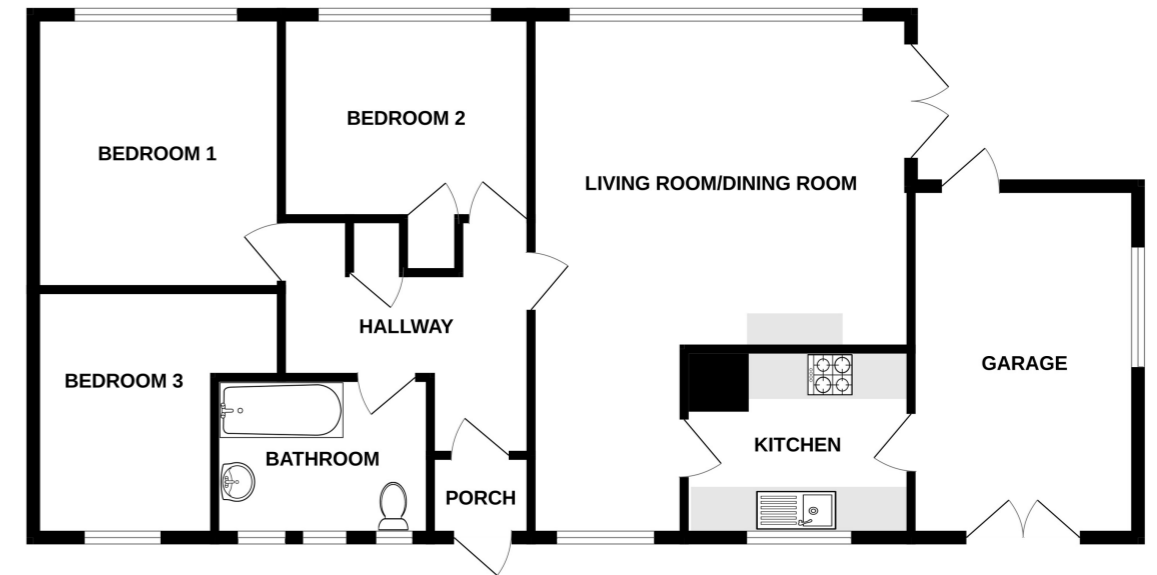
- 3 bedroom detached bungalow • Updated to a very high standard • Re furnished high end kitchen with quality appliances
- Gas central heating, double glazing and some solar glass glazing • Solar Panels.

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1008 sq.ft. (93.6 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.6 sq.m.) approx.
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OVERVIEW

This highly desirable, immaculate maintained three bedroom detached bungalow has been thoroughly updated to a high standard by the current owners comprising, gas central heating and double glazing, with the added benefit of solar double glazed glass windows and doors across the rear of the property, solar panels which are on a very good tariff with a payment every quarter, beautiful high end kitchen with quality named appliances, lounge/dining room, three bedrooms, bathroom, a garage conversion with utility area, immaculately maintained gardens and quintessential views across Herefordshire countryside.

Located in the very popular and desirable village of Sutton St Nicholas which is within walking distance of local facilities available to include, village hall, primary school public house and a regular bus service to and from Hereford City. For those who enjoy countryside walks, there is a host of footpaths all around the surrounding areas, and also leading to the River Lugg.

In more detail the property comprises:

A double glazed obscured glass composite front door leads to.

Entrance Porch

Having laminated flooring.
Double glazed door with obscured glass leads to:

Entrance Hall

Having radiator, laminate flooring, ceiling light point, loft access, and store cupboard with shelving.

Lounge/Dining Area

5.0m x 6.1m (16' 5" x 20' 0") 'L' shaped room. Having two radiators, double glazed windows to the rear elevation with solar glass, double glazed solar glass french doors leading out to the side elevation onto a patio entertaining area, TV, telephone points, three ceiling light points, carpet flooring, and a feature fireplace.
Opening through to:

Kitchen

3.0m x 2.5m (9' 10" x 8' 2")
The kitchen has been updated in approximately 2021, to a very high end specification and comprises:

double glazed windows to the front elevation, Franke 1.5 stainless steel sink bowl, Abode mixer tap over and drainer, integrated appliances to include; Neff chest height combi microwave oven, Neff double fan assisted oven with drop down and slide door, Neff induction hob, Neff Cooker hood over, central heating plinth heater below ovens, integrated dishwasher, integrated washing machine, soft close wall and base units, Corian solid surface roll top working surfaces, to one corner is the Worcester boiler, fitted in approximately 2021 and the current vendors have it fully serviced on a service plan every twelve months, and Hive operating system, spot lights, and tiled floor.
Double glazed door with step down leads to:

Garage Conversion/Utility Area

4.6m x 3.0m (15' 1" x 9' 10")
This has not been fully converted, and comprises: Double glazed obscured glass french doors to the front elevation opening onto the driveway, double glazed personal door with obscured solar glass to the rear

elevation, double glazed obscured glass windows to the side elevation, tiled floor, space for tumble dryer, ceiling light point, multiple power points, solar panels consumer unit, electric meters, and electric consumer unit.

From the internal entrance hall a door leads to:

Bedroom 1

3.64m x 3.31m (11' 11" x 10' 10")
Having double glazed solar glass windows to the rear elevation with countryside views, laminate flooring, power points, ceiling light point, and radiator.

Bedroom 2

3.3m x 2.7m (10' 10" x 8' 10")
With carpet flooring, ceiling light point, radiator, power points, double glazed windows with solar glass to the rear elevation with countryside views, and built-in storage cupboards.

Bedroom 3

2.4m x 3.31m (7' 10" x 10' 10")
With double glazed windows to the front elevation, laminate flooring, radiator, ceiling light point, and power points.

Bathroom

A fully tiled room comprising laminate flooring, spot lights, three obscured glass double glazed windows to the front elevation, wash hand basin with hot and cold tap, electric shower unit over a Heritage bath with glass shower screen and hot and cold tap, low flush WC, extractor fan and spot light over the shower area.

OUTSIDE

The property is approached from the front allowing access via the wooden security gates onto a recently laid tarmacadamed driveway, and a tarmacadamed path which leads up to the front door. A recently constructed red brick retaining wall is around the front garden and fencing securing the boundary, with double glazed french doors leading into the recently converted garage and this property boast a beautifully maintained large lawn at the front of the property with far reaching views across the Herefordshire countryside and beyond. From here there is a wooden gate leading around the side of the property and to the rear garden and in turn there is another wooden gate at the other side of the property giving a fully 360 degrees access. The fascia's, guttering and soffits have all been replaced by the current owners and outdoor power sockets and tap have been added too. At the rear of the property the patio entertaining area stretches across the whole rear of the property and from here there is a large lawn and the boundary is trellis fencing enabling the magnificent views to be seen from this garden. The garden holds two sheds, one slightly smaller, which are ideal for garden tools, machinery etc.

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.



At a glance...

- 'L' shaped Lounge/Dining area 5.0m x 6.1m (16' 5" x 20' 0")
- kitchen 3.0m x 2.5m (9' 10" x 8' 2")
- Garage conversion/Utility area 4.6m x 3.0m (15' 1" x 9' 10")
- Bedroom 1. 3.64m x 3.31m (11' 11" x 10' 10")
- Bedroom 2. 3.3m x 2.7m (10' 10" x 8' 10")
- Bedroom 3. 2.4m x 3.31m (7' 10" x 10' 10")

And there's more...

- Popular residential village
- Local amenities
- Quintessential views across Herefordshire