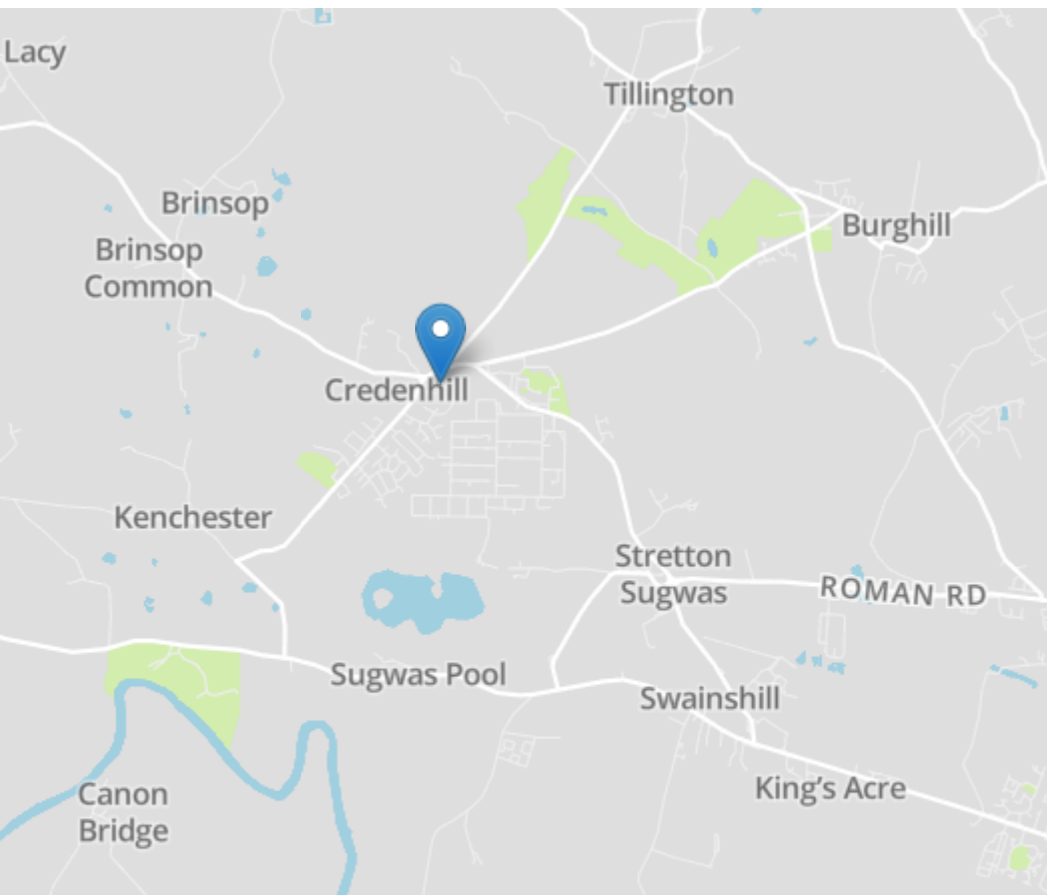




DIRECTIONS

From Hereford City proceed onto A438 Whitecross road, at the roundabout take the second exit onto A438 Kings Acre Road, turn right onto A480 towards Stretton Sugwas, and after approximately 1.3 miles and passing the pedestrian crossing turn left onto Bannut Tree Close and the property can be found on the right hand corner of the cul-de-sac. For those who use 'What3words' /// buttons.skippers.speeded



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(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.

8 Bannut Tree Close
Credenhill Hereford HR4 7EP

£399,950



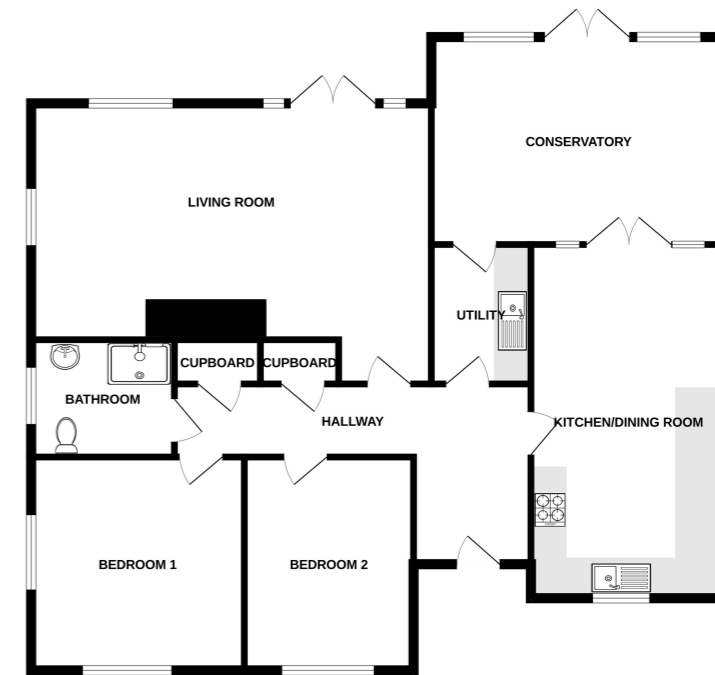
• Modern detached bungalow • Gas central heating and double glazing • South facing garden and beautiful garden room

Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
1302 sq.ft. (121.0 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.
Made with MergePro 02/05

OVERVIEW

A beautifully maintained modern detached 2 bedroom bungalow with garden room extension comprises: gas central heating, double glazing, entrance hall, kitchen/dining room, living room, garden room, utility, 2 bedrooms, shower room, ample parking, and south facing garden. Situated approximately 5 miles northwest of Hereford City centre, the village of Credenhill offers many amenities on the doorstep to include, shops, schools, doctors surgery, takeaways, children's play area, social club, local countryside walks and a regular bus service to Hereford City.

In more detail the property comprises:

Large Recessed Entrance Porch

Front door with double glazed side panels, lead to:

Reception Hall

With wood effect flooring, radiator, and power points. This area leads to:

Inner Hallway

With linen cupboard with ample shelving, large built-in wardrobe cupboard, matching wood effect flooring, and access to the bedrooms.

Door to:

Living Room

6.96m x 5.0m (22' 10" x 16' 5")
With matching wood effect flooring, feature inglenook type fireplace with fitted burning stove on a raised

hearth, two large panelled radiators, power points, french style double glazed doors opening onto rear patio and rear garden with a south facing aspect.

Kitchen/Dining Room

3.58m x 6.70m (11' 9" x 22' 0")

Kitchen area:

Being beautifully fitted with a range of grey units with granite worktops comprising Belfast type sink with mixer tap, granite surround, storage beneath, integrated dishwasher, 4 burner gas hob, with extractor canopy over, built-in Neff double oven with microwave above, storage above and below, full range of eye level wall cupboards including glass fronted display cabinets, fridge and freezer with matching open integrated space to the side, granite splash backs, Kamdean flooring, and inset ceiling downlighters.

Dining area:

With large space for table, further radiator, power points, inset ceiling downlighters, Kamdean flooring, and french doors opening to garden room.

Utility Room

2.49m x 1.67m (8' 2" x 5' 6")

With Kamdean flooring, a matching range of units to the kitchen and having laminate working surfaces, single drainer sink unit, space and plumbing for washing machine, space for tumble dryer, range of eye level store cupboards, Ideal wall mounted gas fired combination boiler serving domestic hot water and central heating.

Access via the utility room and dining room leads to:

Garden Room

3.67m x 5.25m (12' 0" x 17' 3")

Being built to an orangey style being suitable for an all year round room with a huge amount of light, and having a large rectangular central glazed roof dome, Kamdean hard wearing flooring, 2 radiators, power points, and french doors opening onto rear patio and south facing aspect garden.

Approached from the inner hallway from the front reception hall leads to:

Bedroom 1

3.79m x 3.82m (12' 5" x 12' 6")

With radiator, power points, carpet, and window to both front and side with pleasant outlook.

Shower Room

With large walk-in shower cubicle with dual raindrop shower head and glazed surround, vanity wash hand basin, low flush WC, large chrome ladder towel rail, and fully tiled walls.

Bedroom 2

3.0m x 3.83m (9' 10" x 12' 7")

Having radiator, power points, and double glazed window with outlook to front.

OUTSIDE

The property enjoys a corner position and is approached from the cul-de-sac, having good sized gardens, with large lawned area to the front, bounded by timber slatted fencing which goes into

the hammerhead. Access from the cul-de-sac then leads onto a herringbone brick driveway providing parking for two vehicles and from here further gravel to the side providing further storage if so required. There are steps with ornamental brick walling then lead down onto a further herringbone bricked pathway which leads around both sides of the property and also direct access to the front door. Proceeding down one side there is a raised gravel area to one side with raised vegetable gardens, aluminium greenhouse and adjoins this there is a large timber garden shed. The southerly aspect rear garden is of good size, being pleasantly bounded by timber slatted fencing and laid to lawn, with a herringbone bricked patio area which is the width of the property and is also accessed directly off the garden room and the living room. To one corner of the garden is a timber summerhouse, having french glazed doors and provides additional storage and outdoor seating.



At a glance...

- Living Room 6.96m x 5.0m (22' 10" x 16' 5")
- Kitchen/Dining Room 3.58m x 6.70m (11' 9" x 22' 0")
- Utility 2.49m x 1.67m (8' 2" x 5' 6")
- Garden Room 3.67m x 5.25m (12' 0" x 17' 3")
- Bedroom 1. 3.79m x 3.82m (12' 5" x 12' 6")
- Bedroom 2. 3.0m x 3.83m (9' 10" x 12' 7")

And there's more...

- Popular village location
- Close to local amenities

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.