



3 Lion Close
Madley Hereford HR2 9QB

Price Guide £450,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'F'

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

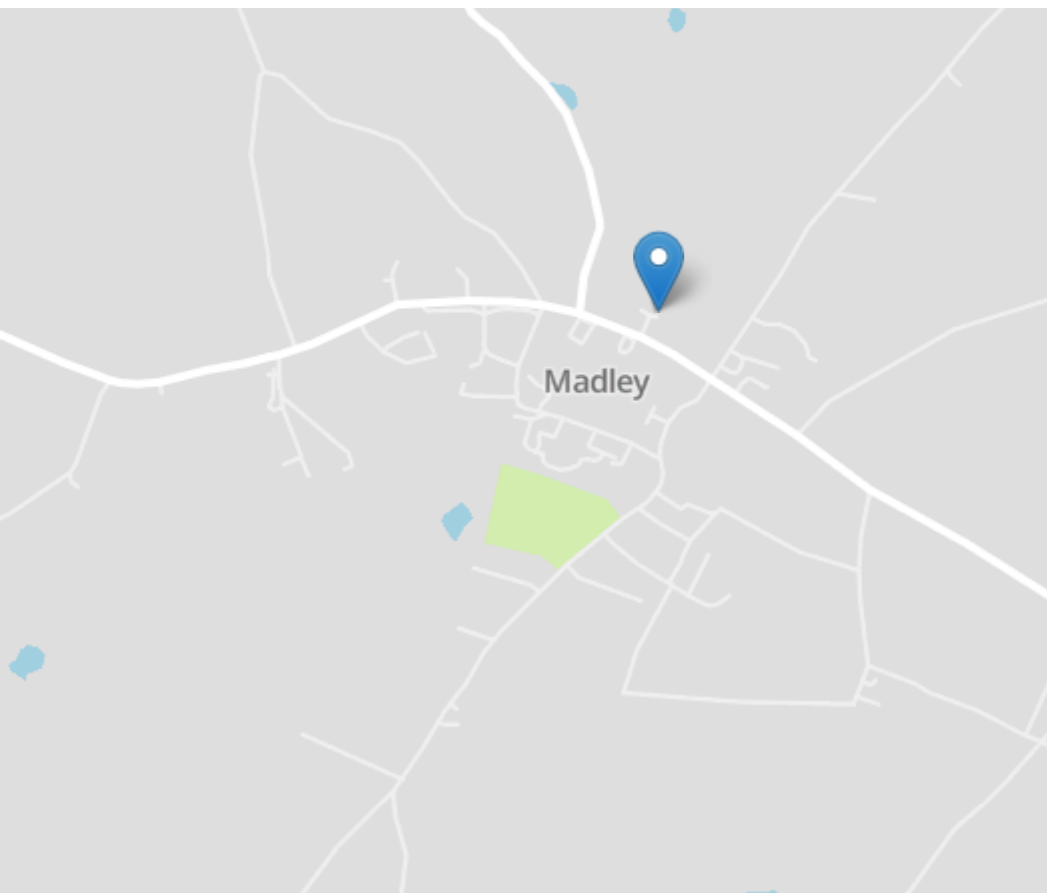
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed south onto A49, staying in the right hand lane towards A465 towards Abergavenny, turn right onto B4349 towards Clehonger, on entering the village of Madley pass the war memorial and just after the public house turn right onto Lion Close, the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use "What3words" //fuss.remake.insulated



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

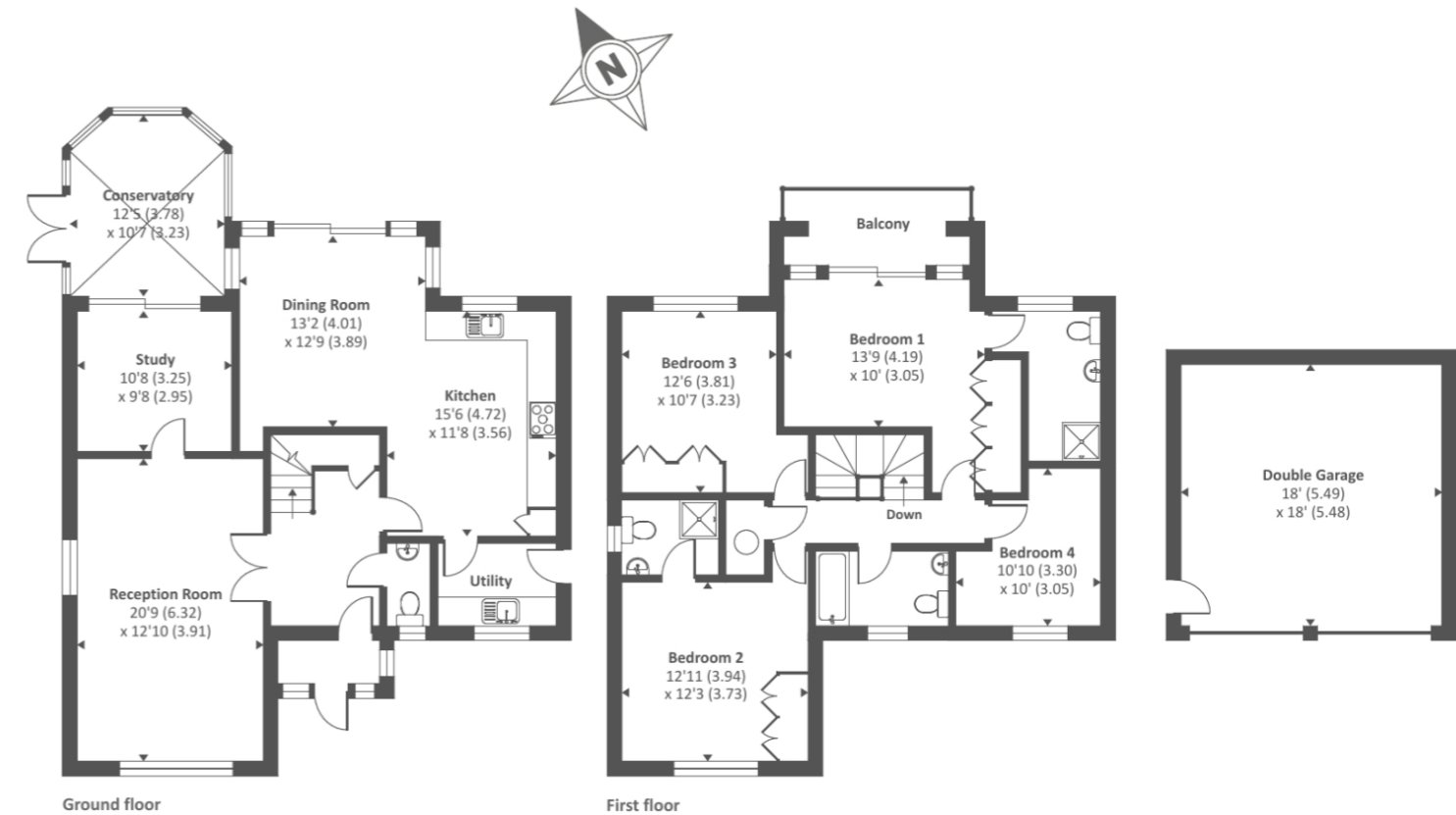
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



- 4 double bedrooms and 2 en-suites
- Double garage and off-road parking.
- 3 reception rooms
- Conservatory

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Built in 2005, this four double bedroom detached property offers en-suite shower room to master and bedroom two, family bathroom, downstairs cloakroom, conservatory, utility, two reception, dining room, balcony off master bedroom, garden and double garage. Situated in a quiet cul-de-sac, in the popular village of Madley, southwest of Hereford City, amenities include, local pub (currently closed), village shop/post office, church, village hall, primary school and in the nearby village of Kingstone there is a secondary school. The area is in the renowned Golden Valley which has excellent walking and hiking facilities and for those who require it there is a bus service to Hereford City and the market town of Hay on Wye.

In more detail the property comprises:
Double glazed door with side panels lead to:

Enclosed Entrance Porch

Door leads to:

Spacious Reception Hall

With radiator, power points and under stairs storage facility.
Door to:

Cloakroom

With white suite comprising low flush Wc, pedestal wash hand basin and radiator.

Living Room

6.34m x 3.92m (20' 10" x 12' 10")
With fitted coal effect gas fire, two large panelled radiators, coving and additional side window giving added light to this room.
Door leads to:

Second Reception/Dining Room

3.24m x 3.11m (10' 8" x 10' 2")
With radiator and coving.
Double glazed french sliding doors leads to:

Conservatory

3.74m x 2.80m (12' 3" x 9' 2")
Of double glazed construction over a brick plinth.
Having power points, outstanding views across the adjoining open countryside and french double doors opening to side garden area.

Kitchen

A lovely open plan room opening through to the family area/dining room. Kitchen Area: 4.76m x 3.58m (15'7" x 11'9")
The kitchen is nicely fitted with a range of units comprising of a single drainer 1.5 bowl sink, drawers and cupboards below, space and plumbing below for dishwasher, 5 ring gas hob with stainless steel and glass extractor canopy over, full length laminated working surfaces with drawers and cupboards below, built-in double oven with storage and below, full range of eye level wall cupboards including glass fronted display cupboards, plus further large double glass fronted double china eye level display area, tiled surround to working surfaces, power points and windows with outstanding views to the open countryside.
Large opening through to:

Dining Room

3.94m x 4.14m (12' 11" x 13' 7")
Having large panelled radiator, ample power points, coving, sliding patio style door opening onto rear patio and garden area.

Utility

1.74m x 2.51m (5' 9" x 8' 3")
Having single drainer stainless steel sink unit, space below, space and plumbing for washing machine, working surface to the side, radiator, wall mounted Worcester gas fired central heating boiler serving domestic hot water and central heating under a pressurised system and door to outside.

Attractive half twist staircase from reception hall lead to:

FIRST FLOOR

Landing

With coving, access to roof space, airing cupboard with pressurised hot water cylinder and shelving to the side.
Door to:

Master Bedroom Suite

4.49m x 4.22m (14' 9" x 13' 10")
With panelled radiator and floor to ceiling fitted wardrobe units incorporation three double wardrobes.
Large sliding patio doors lead out on to:
Balcony: 4.0m x 1.60m (13' 1" x 5' 3")
Providing an ideal seating area and enjoying outstanding views across open countryside.
Door from the master bedroom leads to:

En-Suite Shower Room

2.33m x 3.18m (7' 8" x 10' 5")
Of good size and could be further developed if so desired.
Comprising corner shower, tiled surround, fitted Aqua shower, vanity wash hand basin, low flush WC, radiator and window.

Bedroom 2

3.93m x 4.36m (12' 11" x 14' 4")
With fitted double wardrobe cupboard, radiator and window with outlook to the front.
Door to:

En-Suite Shower

With corner shower unit with tiled surround, Aqua shower, radiator, vanity wash hand basin and low level WC.

Bedroom 3

3.89m x 3.93m (12' 9" x 12' 11")
With radiator, power points, fitted double wardrobe cupboard and outstanding views across the countryside at the rear.

Bedroom 4

3.36m x 3.05m (11' 0" x 10' 0")
With radiator and power points.

Family Bathroom

Having panelled bath, tiled surround, radiator, vanity wash hand basin and low flush WC.

OUTSIDE

The property is approached from the cul-de-sac onto a tarmacadamed driveway giving access directly to the double garage. At the front of the property there is attractive well stocked shrubbery borders, and from here there is access down the side of the property which leads to the rear. To the side of the property there's a hard landscaped section with a green house and a large timber garden store shed. At the rear of the property there is a large paved patio area leading directly onto a well stocked ornamental shrubbery area, but the main feature is the outstanding outlook across the surrounding countryside. To the far side of the property there is a further small hardstanding area and small lawned area of garden.

Double Garage

5.61m x 5.58m (18' 5" x 18' 4")
With two single up and over doors, power, light and storage space on the trusses.



At a glance...

- Living Room 6.34m x 3.92m (20'10" x 12'10")
- Second Reception Room 3.24m x 3.11m (10'8" x 10'2")
- Conservatory 3.74m x 2.80m (12'3" x 9'2")
- Kitchen 4.76m x 3.58m (15'7" x 11'9")
- Dining Room 4.14m x 3.94m (12'11" x 13'7")
- Utility 1.74m x 2.51m (5'9" x 8'3")
- Master Bedroom 4.49m x 4.22m (14'9" x 13'10")
- Master Balcony 4.0m x 1.6m (13'1" x 5'3")
- Master En-Suite Shower 2.33m x 3.18m (7'8" x 10'5")
- Bedroom 2. 4.36m x 3.93m (12'11" x 14'4")
- Bedroom 3. 3.89m x 3.93m (12'9" x 12'11")
- Bedroom 4. 3.36m x 3.05m (11' x 10')
- Double Garage 5.61m x 5.58m (18'5" x 18'4")

And there's more...

- 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.