

FOR
SALE



146 Bullingham Lane, Hereford HR2 7RZ

£475,000 - Freehold

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

PROPERTY SUMMARY

Situated on the southern outskirts of Hereford City, a 4-bedroom detached home offering ideal family accommodation. The property has the added benefit of 3 reception rooms, 4 good-size bedrooms, 3 bathrooms, driveway parking, gardens with views and garage, we highly recommend an internal inspection.

POINTS OF INTEREST

- *Detached house*
- *4 bedrooms, master with en-suite*
- *Ideal family home*
- *Must be viewed*
- *Countryside views*
- *Outskirts of Hereford City*
- *Driveway, garage and gardens*
- *3 receptions, kitchen/diner/breakfast room*



ROOM DESCRIPTIONS

Ground floor

Canopy porch

With tiled floor and door leading into the

Reception hall

Oak flooring, coving, wooden stairs with carpet runner leading up, useful understairs storage area, radiator, fitted carpet runner, doors to

Downstairs WC

Low flush WC, wash hand basin with tiled splashback and storage under, radiator, tiled floor, window to front, coving.

Living room

Oak flooring, feature wood burning stove with brick surround and marble hearth, bay window to front with countryside views, 2 radiators, coving, ceiling fan, double French doors leading into the

Kitchen/breakfast room

Fitted with matching wall and base units, ample work surface space, 4-ring induction hob with electric oven under and extractor over, ceramic 1 1/2 bowl sink and drainer unit, fitted island, breakfast bar with storage under, space for drinks fridge, space for free-standing American fridge-freezer, radiator, 3 windows to rear, door to utility and double doors leading into the

Sun room

Oak flooring, electric fireplace with surround, windows and French doors leading out to the rear garden with views to open countryside.

Utility room

Fitted base units with ample work surface space, sink and drainer unit, under counter space for washing machine, tumble drier and dishwasher, wall mounted gas-fired central heating boiler, fusebox, window to side, door out to the rear, radiator, vinyl flooring, coving, door leading into the

Dining room/second reception room

Oak flooring, coving, radiator, bay window to front and feature electric woodburning stove with surround.

First floor landing

Oak flooring, 2 radiators, 2 loft hatches, smoke alarm, underfloor heating control for the bathroom, doors to

Bedroom 1

Oak flooring, coving, ceiling fan, radiator, window with beautiful countryside views, opening into the Dressing Room with oak flooring, radiator, window, double fitted wardrobe with oak doors, door leading into the En-Suite Shower Room with shower cubicle with tiled surround, glass opening door, electric shower with rainfall showerhead, wash hand basin with storage under and tiled splashback, low flush WC, vinyl flooring, radiator, coving, window.

Bedroom 2

Oak flooring, radiator, coving, window to rear, built-in wardrobe cupboard.

Bedroom 3

Oak flooring, coving, window to front, radiator, double built-in wardrobe with oak doors.

Bedroom 4

Oak flooring, coving, window to rear, radiator, double built-in wardrobe with oak doors.

Bathroom

A corner jacuzzi bath with panelled surround, tiled floor with electric underfloor heating, coving, recessed spotlights, extractor, window, towel rail, double-width shower cubicle with mains fitment rainfall showerhead over, low flush WC, wash hand basin with storage under, window, heated towel rail.

Outside

The property is approached via a brick pavier driveway with parking for several vehicles, with access gate to the side and access to the up-and-over garage door. This has a brick wall and fence to enclose. There is an iron gate taking you through to the front entrance with steps to the front door, paved patio area with views across open countryside, outside power points, enclosed by fencing leading to the remainder of the garden, which is mostly laid to lawn with a raised patio area with pergola, a second patio area and a third area. There is an outside brick barbecue, and access into the Sun Room. There is a rear courtyard with outside wooden storage shed, which is enclosed by fencing and access door into the utility room.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council tax band E, payable 2024/25 £2820.09.

Directions

Proceed south out of Hereford towards the Asda roundabout taking the 1st exit towards Ross-on-Wye. At the 3rd set of traffic lights take the left-hand turning into Saxon Gate, at the roundabout take the second turning right towards Bullinghope. Continue onto Bullingham Lane and at the next roundabout take the 2nd exit straight over, continue along this road out of Saxon Gate, past Audley Drive and the property is situated a short distance on the right-hand side.

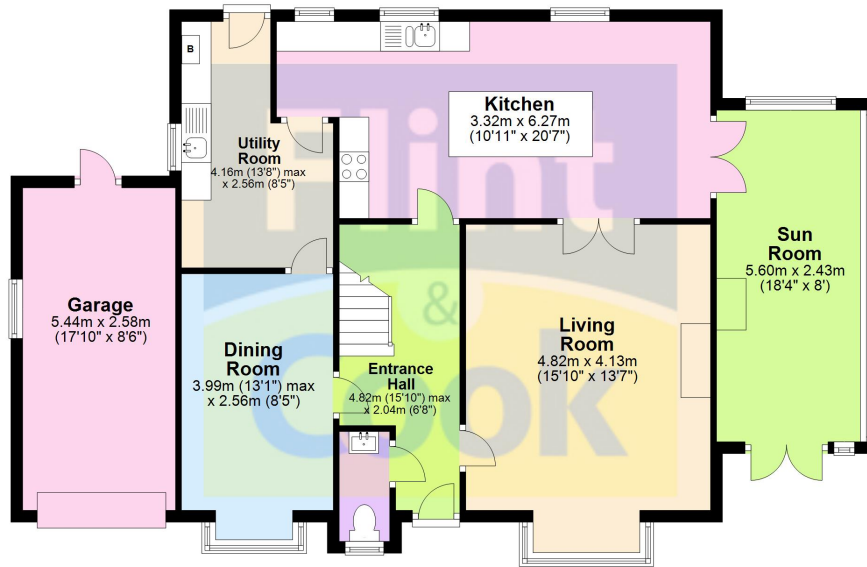
Viewing

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

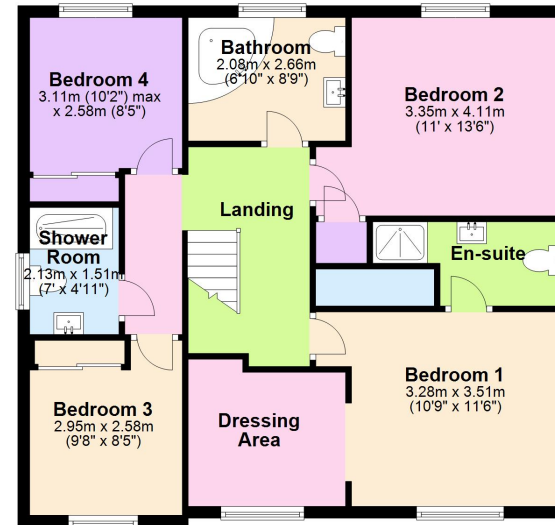
Money laundering regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Ground Floor
Approx. 103.8 sq. metres (1117.1 sq. feet)



First Floor
Approx. 74.1 sq. metres (797.9 sq. feet)



Total area: approx. 177.9 sq. metres (1915.0 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		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			