

FOR  
SALE



19 Lytham Drive, Holmer, Hereford HR1 1PZ

£455,000 - Freehold

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## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position on the northern outskirts of the City, a spacious 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, luxury kitchen, private rear garden, detached double garage, ample parking and we recommend an internal inspection.

## POINTS OF INTEREST

- *Popular residential location*
- *Spacious 4 bedroom detached house*
- *Luxury fitted kitchen*
- *Detached double garage & ample parking*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

Outside light and partially double glazed entrance door through to the

### Reception Hall

Easy to maintain flooring, central heating thermostat, coved ceiling, stairs to the first floor, radiator and door to the

### Cloakroom

Comprising low flush WC, vanity wash hand-basin with storage below, ladder style towel rail/radiator and double glazed window.

### Lounge

Fitted carpet, radiator, coved ceiling, understairs store cupboard, feature fireplace with hearth, display mantel and electric coal-effect fire and double glazed double French doors to the rear patio and garden.

### Kitchen/Breakfast Room

Comprehensively fitted out with an extensive range of wall and base cupboards, ample worksurfaces with splashbacks, double glazed window to the front aspect, range of recessed spotlighting, double glazed side door, wall mounted electric radiator, Rangemaster cooker with splashback and cookerhood over, 1½ bowl sink unit with mixer tap over, under-cupboard lighting, Karndean flooring, built-in washing machine, dishwasher, microwave, display shelving, large recess housing the American style fridge/freezer and open-plan access to the

### Conservatory/Dining Room

Of brick and uPVC construction with radiator, Karndean flooring, opening window vents, Venetian blinds, further wall mounted electric heater, double doors onto the rear patio and garden.

### Study

Fitted carpet, radiator, double glazed window to the front aspect with blind, coved ceiling and range of fitted office furniture.

### Landing

Fitted carpet, access hatch to loft space and door to

### Bedroom 1

Radiator, decorative wall, double glazed window to the front aspect, range of fitted wardrobes with matching bedside cabinets and drawer units and door to the EN-SUITE SHOWER ROOM with shower cubicle and glazed door, vanity wash hand-basin with storage below, mirror fronted medicine cabinet and shaver socket over, low flush WC, panelled walls for easy maintenance, double glazed window with blind, extractor and ladder style towel rail/radiator.

### Bedroom 2

Fitted carpet, decorative wall, radiator, double glazed window to the front aspect, range of built-in wardrobes with matching bedside cabinets and drawer unit and built-in airing

### Bedroom 3

Fitted carpet, radiator, decorative wall, space for wardrobes, double glazed window to the rear.

### Bedroom 4

Fitted carpet, decorative wall, radiator, double glazed window to the rear.

### Bathroom

Updated suite comprising large bath with shower unit over and glazed screen, vanity wash hand-basin with storage below, mirror fronted medicine cabinet over, low flush WC, vinyl flooring, double glazed window with blind, extractor and ladder style towel rail/radiator.

### Outside

To the front of the property, there is a large driveway providing ample off-road parking facilities with space for a caravan/motorhome if required and also provides access to the DETACHED DOUBLE GARAGE with twin up-and-over doors, power and light points and ample storage space. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is attractively laid to lawn, bordered by flowers and shrubs and all well enclosed to maintain privacy. There is a further paved patio area and useful side access 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 £27775.29

Water and drainage - metered supply.

### Money laundering regulations

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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 north out of Hereford City along the A49, turning right at The Starting Gate public house onto the Roman Road. After approximately 400 yards, turn left into Hafod Lane, 1st left into Turnberry Drive and then 1st right into Lytham Drive. What3words - throw.began.zones



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