

8 Spinney Grove
Hampton Park HEREFORD HR1 1AY

£375,000



• 4 bedroom detached family home • Kitchen/ Dining room • Cloakroom • Converted garage into a family room

Hereford 01432 343477

Ledbury 01531 631177

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

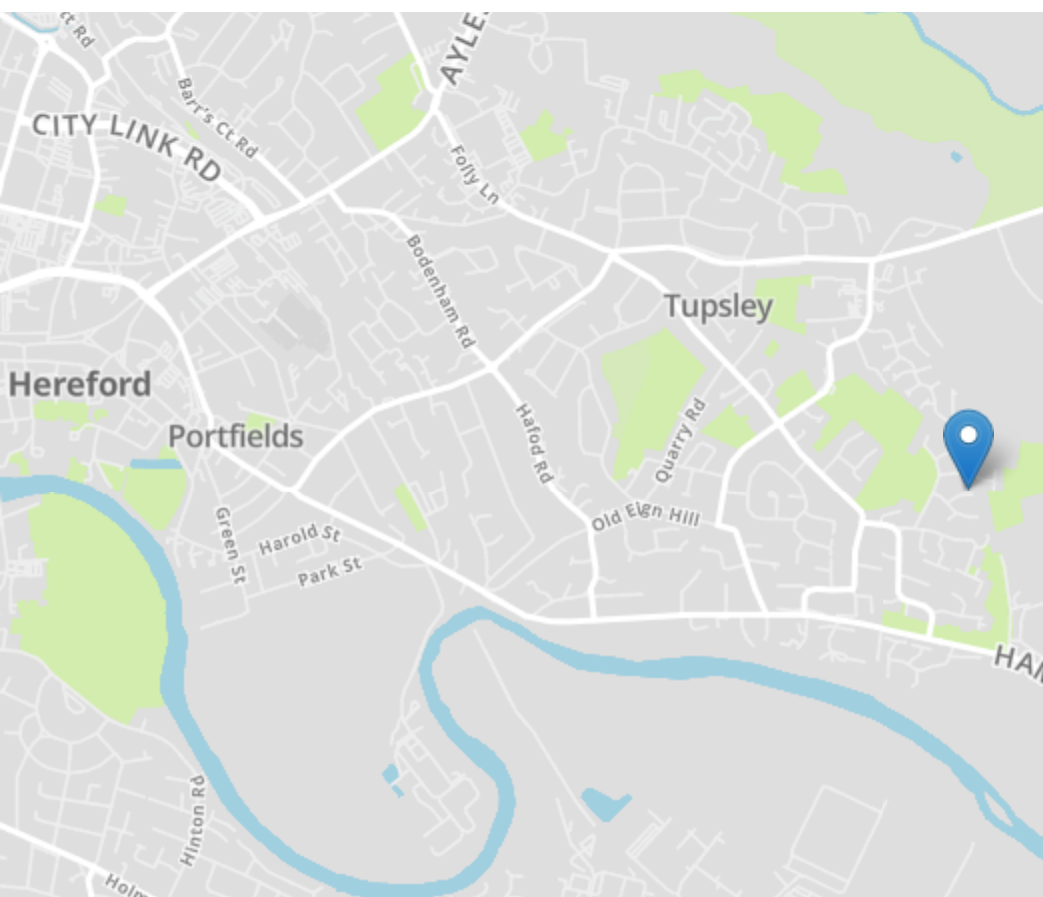
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	86
	EU Directive 2002/91/EC	

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.



DIRECTIONS

From Hereford City proceed east on A438 Ledbury Road, turn right onto B4224 Hampton Park Road, after approximately one mile turning left onto Sudbury Avenue, take the third turning right onto Gurney Avenue, first left onto Queenswood Drive, turn right onto Thistledown Grove, left onto Spinney Grove where the property will be found on the right hand side as indicated by the Agent's For Sale board. For those who use 'What3words'///heads.images.lonely





OVERVIEW

Located in this highly sought after residential area of Hampton Dene, a four bedroom detached property which has been further improved by the construction of a family room in what was the garage, and is an ideal family enjoying two substantial reception rooms, kitchen/dining room, four bedrooms, bathroom and gardens.

There is a host of amenities are close by including a choice of shops, popular schools, church, public house and there is a regular bus service to and from Hereford City.

In more detail the property comprises:

GROUND FLOOR

Canopy Porch

Double glazed front door lead to:

Reception Hall

With radiator, wood effect flooring, large storage cupboard.
Door to:

Cloakroom

Having low flush W.C., bracket wash hand basin, pull light switch, radiator and window to side.

Living Room

4.79m x 3.22m (15' 9" x 10' 7")
Having coving, power points, radiator, and double glazed window with pleasant outlook onto the cul-de-sac.
Glazed door to:

Family Room

4.38m x 2.69m (14' 4" x 8' 10")
Having double glazed window with outlook to front, radiator and power points.

Kitchen/Dining Room

6.15m x 2.67m (20' 2" x 8' 9") Overall measurement.
Kitchen Area:
The kitchen is beautifully fitted with a range of light modern units comprising 1.5 bowl sink with cupboards below, adjacent laminated working surfaces, drawers and cupboards below, integrated dishwasher, further base unit with drawers and cupboards, full range of eye level wall cupboards, tiled surround to working surfaces, double glazed window with pleasant outlook to the rear garden, and wall mounted Worcester gas central heating boiler serving domestic hot water and central heating.
Dining Area:
Having radiator, and double glazed sliding doors lead out onto patio and rear garden.
Stable door leads to:

Utility

9.6m x 8.6m (31' 6" x 28' 3")
A range of fitted units comprising working surface with cupboards below, space and plumbing for both washing machine and tumble dryer, range of eye level wall cupboards, pantry unit, and door giving access to the outside.

Stairs from the reception hall lead to:

FIRST FLOOR

Landing

Having radiator, large window one side, access to roof space with pull down ladder, airing cupboard.
Door to:

Master Bedroom 1

3.23m x 3.0m (10' 7" x 9' 10")
Having fitted wardrobe unit with hanging rail, shelving, radiator, and with outlook towards the cul-de-sac.

Bedroom 2

2.80m x 3.0m (9' 2" x 9' 10")
With large recessed wardrobe area, hanging rail, shelf above, radiator, power points and window with outlook to the rear.

Bedroom 3

3.0m x 2.90m (9' 10" x 9' 6")
With radiator, power points, and double glazed window with outlook to the front.

Bedroom 4

2.70m x 2.54m (8' 10" x 8' 4")
With radiator, power points, recessed wardrobe and double glazed window with outlook to the rear.

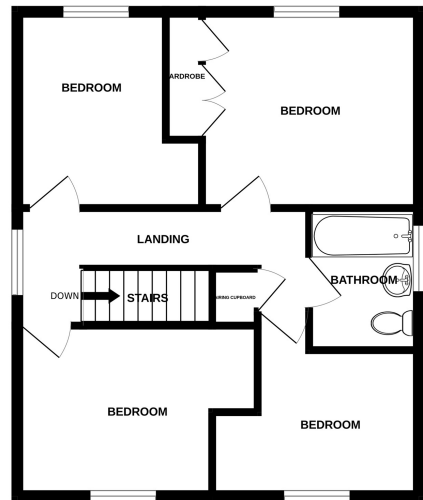
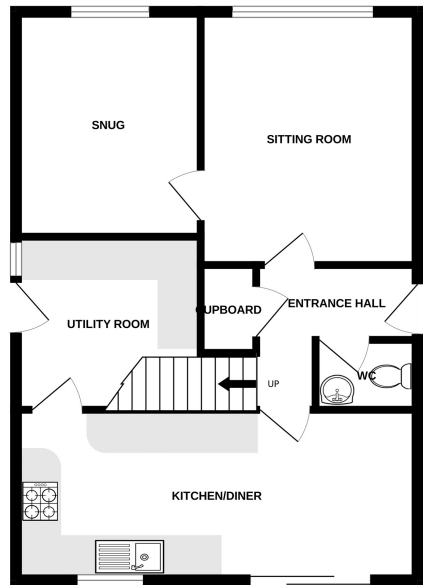
Family Bathroom

Having a white suite comprising panelled bath with Triton shower over, tiled surround, pedestal wash hand basin, low flush WC, ladder style radiator/towel rail, and large window.

OUTSIDE

GROUND FLOOR
575 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 sq.m.) approx.
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Garden area

The property is approached from the cul-de-sac, over a herringbone brick driveway providing parking and from here access leads down both sides of the property leading to the rear garden where there is a paved patio area direct off the property. Three steps precede a lawned garden area with flower and shrubbery borders, ornamental trees and beyond here is a further area which is currently being used as a children's play area and there is a small garden shed, silver birch tree, and an outside water tap.

AGENTS NOTE

The current owner is related to a member of staff at Stooke, Hill and Walshe



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...

- ✓ Living Room 4.79m x 3.22m (15' 9" x 10' 7")
- ✓ Family Room 4.38m x 2.69m (14' 4" x 8' 10")
- Kitchen/Dining Room 6.15m x 2.67m (20' 2" x 8' 9")
- ✓ Utility 9.6m x 8.6m (31' 6" x 28' 3")
- ✓ Bedroom 1. 3.23m x 3.0m (10' 7" x 9' 10")
- ✓ Bedroom 2. 2.80m x 3.0m (9' 2" x 9' 10")
- ✓ Bedroom 3. 3.0m x 2.90m (9' 10" x 9' 6")
- Bedroom 4. 2.70m x 2.54m (8' 10" x 8' 4")

And there's more...

- ✓ Popular residential location
- ✓ Close to local amenities
- ✓ Beautifully maintained family home