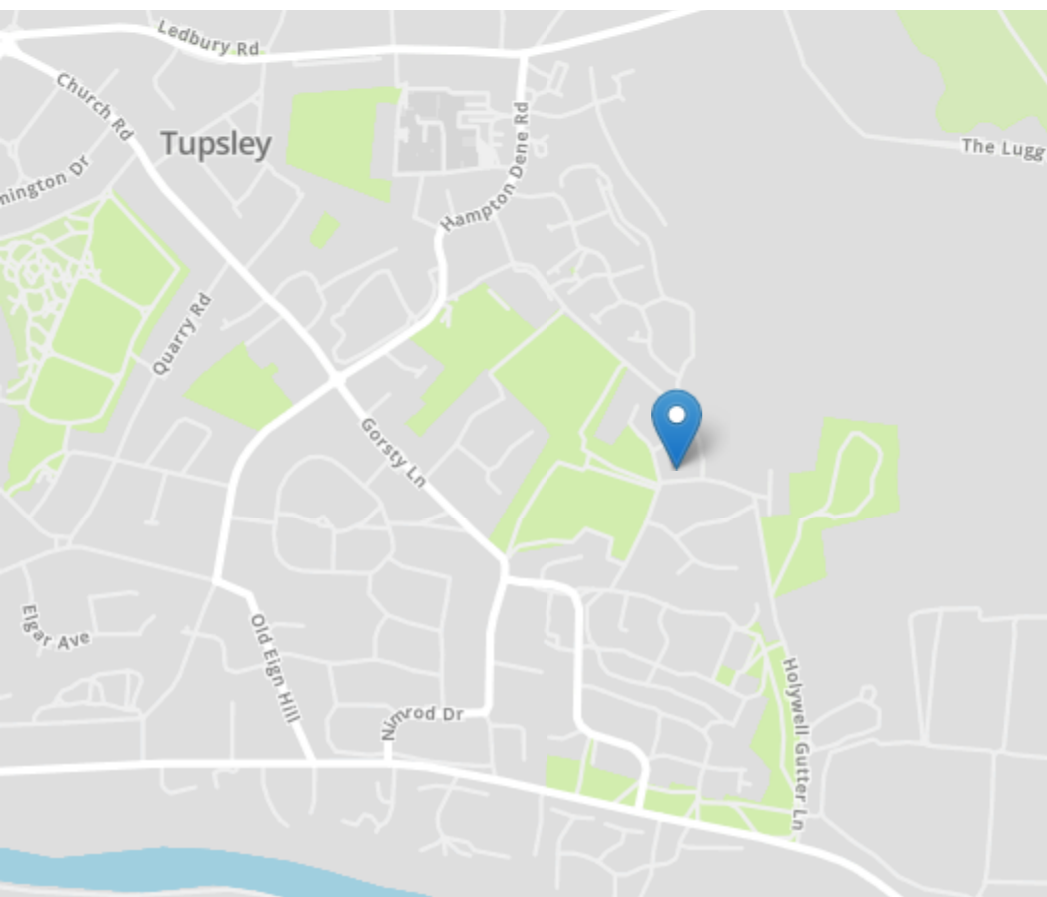




**DIRECTIONS**

From Hereford City proceed east onto A438 Ledbury Road, turning right onto Eign Road B4224, turn left onto Sudbury Avenue, right onto Gurney Avenue, left onto Queenswood Drive, right onto Copsewood Drive and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use 'What3words' //along.feast.lung



**GENERAL INFORMATION**

**Tenure**  
Freehold  
**Services**  
All mains services are connected to the property  
**Outgoings**  
Council tax band 'E'  
**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+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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.

3 Copsewood Drive  
Hereford HR1 1AX

**£400,000**



- Extended four bedroom detached property
- Downstairs Shower Room
- Conservatory with Air Conditioning.
- Garage and ample off road parking

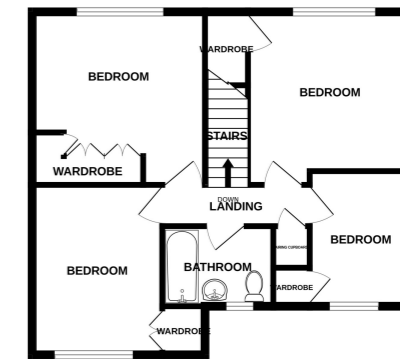
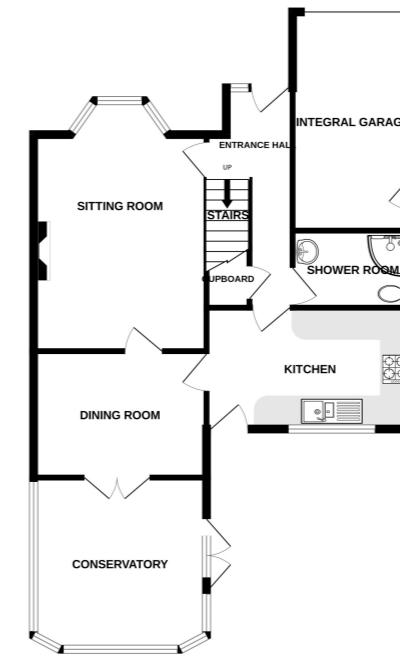
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 sq.m.) approx.  
Made with Metropix ©2024

## OVERVIEW

This extended four bedroom detached house offers ideal accommodation for a family comprising double glazing, gas central heating, lounge, dining room, kitchen, conservatory, downstairs shower room, four bedrooms, family bathroom garage, gardens and off road parking.

Situated in the sought after area of Hampton Dene approximately 3 miles east of Hereford City, Which has an array of local amenities to include primary schools, secondary schools, local stores, public houses, church, colleges, bus routes and is commutable.

In more detail the property comprises:

Double glazed obscured glass door from the front elevation leads to:

### Entrance Hall

With double glazed obscure glass window to front elevation, LVT flooring, radiator, ceiling light point, under stairs storage cupboard with shelving and light.

Door to:

### Lounge

5.30m x 3.5m (17' 5" x 11' 6") into bay window. Having carpet flooring, three wall lights, double glazed bay window to the front, stone fireplace with coal effect gas fire, radiator, TV and telephone point.

### Dining Room

2.8m x 3.5m (9' 2" x 11' 6") Having two wall lights, radiator, and carpet flooring

continued from the lounge.  
Door to:

### Conservatory

3.8m x 4.0m (12' 6" x 13' 1") Having tiled flooring, feature spot lights, glass roof, double glazed doors leading out onto the patio entertaining area, Panasonic air conditioning/heating system, and part brick and uPVC construction.

### Kitchen

2.64m x 4.27m (8' 8" x 14' 0") Having tiled flooring, spots lights above, radiator, space for fridge/freezer, working surfaces, fitted wooden wall & base units, integrated Neff dishwasher, Neff electric oven, Neff gas hob with cooker hood over, tiled splashback, double glazed window to rear elevation, Worcester central heating boiler, and double glazed door leading to the paved patio area in the rear garden.

Door leads to hall and through to:

### Downstairs Shower Room

Having tiled floor, partly tiled walls, fully tiled shower cubicle with electric shower unit over, extractor fan, low level WC, vanity wash hand basin with mixer tap over, towel radiator, and double glazed obscured glass window to side elevation.

Stairs leads to:

## FIRST FLOOR

### Landing

Having loft access, airing cupboard with shelving and immersion heater, and ceiling light point.

Door to:

### Bedroom 1

3.64m x 3.54m (11' 11" x 11' 7") With carpet flooring, double glazed window to the front elevation, ceiling light point, large fitted built-in wardrobe and dressing table with bedside tables to match and radiator.

### Bedroom 2

3.23m x 3.5m (10' 7" x 11' 6") Having carpet flooring, ceiling light point, radiator, and built-in storage cupboard.

### Bedroom 3

2.69m x 3.57m (8' 10" x 11' 9") This bedroom has been extended and is of a good size, having built-in storage cupboard in one corner, double glazed window overlooking the rear elevation, ceiling light point, and carpet flooring.

### Bedroom 4

3.0m x 2.12m (9' 10" x 6' 11") Having radiator, carpet flooring, ceiling light point, TV point, and built-in storage cupboard.

### Family Bathroom

Being fully tiled, spotlights above, extractor fan, large

bath with electric shower over and mixer taps, vanity wash hand basin with mixer tap, two radiators and low level WC.

### OUTSIDE

The rear of the property is accessed via a side access and there are two sets of double glazed french doors one from the kitchen and the other from conservatory. From here there's a brick paved entertaining space with steps leading up to a large lawned area, and is bordered with flower, trees and shrubbery with the garden boundary being fencing which is very low maintenance. There is an access door through to the garage from the side garden and from here at the front there's a lawned area, with low maintenance shrubbery borders and the paved driveway gives space for approximately two vehicles.

### GARAGE

Having concrete flooring, storage space above, power and light.



## At a glance...

- Lounge 5.30m x 3.5m (17' 5" x 11' 6")
- Dining Room 2.8m x 3.5m (9' 2" x 11' 6")
- Conservatory 3.8m x 4.0m (12' 6" x 13' 1")
- Kitchen 2.64m x 4.27m (8' 8" x 14' 0")
- Bedroom 1. 3.64m x 3.54m (11' 11" x 11' 7")
- Bedroom 2. 3.23m x 3.5m (10' 7" x 11' 6")
- Bedroom 3. .69m x 3.57m (8' 10" x 11' 9")
- Bedroom 4. 3.0m x 2.12m (9' 10" x 6' 11")

## And there's more...

- Popular residential area
- Close to local amenities
- Ideal family home

## 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.