

FOR
SALE



Fieldviews, Canon Pyon Road, Hereford HR4 7RB

£499,500 - Freehold

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

PROPERTY SUMMARY

A substantial semi-detached house, in a lovely semi-rural location with 4 bedrooms (1 en-suite and with balcony), double garage, excellent parking, very large gardens and lovely front and rear views.

POINTS OF INTEREST

- *Substantial semi-detached house*
- *Convenient semi-rural location*
- *3 miles from the city*
- *4 bedrooms (1 en-suite)*
- *Double garage*
- *Lovely views across countryside*
- *Large gardens*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Entrance porch

Tiled floor, door to

Entrance hall

Radiator, understairs storage cupboard, central heating thermostat.

Dining room

Radiator, bay window, coal-effect gas fire with surround.

Extended lounge

2 radiators, windows and door to rear garden.

Kitchen/breakfast room

Fitted with ash-style base and wall mounted units, worksurfaces, tiled splashbacks, 1 1/2 bowl sink unit with mixer tap, built-in electric oven, 4-ring gas hob with extractor hood, dishwasher, built-in fridge-freezer, radiator, window and double doors to rear.

Utility room

Plumbing for washing machine, base and wall units, sink, wall mounted gas-fired central heating boiler, separate WC with ladder-style radiator and window, and archway to the

Office/study

Window to side, door to garage.

A staircase leads from the entrance hall to the

First floor landing

Hatch to roof space.

Master bedroom

Windows to front and side, range of fitted wardrobes, radiator, patio doors to balcony with iron railings and lovely views over farmland. En-suite shower room having double-width tiled shower cubicle with electric overhead and hand-held fittings with side jets, glass screen, wash hand basin with cupboard under, WC, part panelled walls, radiator, window.

Bedroom 2

Radiator, bay window to front, fitted wardrobes.

Bedroom 3

Radiator, window to rear.

Bedroom 4

Radiator, window to front.

Bathroom

with tile-effect flooring, white suite comprising low-flush WC, vanity wash hand basin with store cupboard under, tiled bath with wall mounted electric shower over, hinged shower screen, double-glazed window to rear aspect, wall mounted chrome-effect ladder-style radiator, inbuilt Airing Cupboard with slatted shelving and hot water cylinder.

Outside

The property is approached via double gates over a tarmac driveway with excellent parking and turning space. There is an integral double Garage (part of which is taken up for the office/study) with twin up-and-over doors, light, power and an adjoining Carport. The front garden is lawned with ornamental shrubs and trees, and a boundary wall.

There is side access via the Carport to a large rear garden, which backs onto open farmland, and is mainly lawned with a variety of fruit trees, a large paved patio, sun deck, garden shed, outside lights and water tap.

Services

Mains electricity, water and gas are connected. Private drainage system. Gas-fired central heating.

Outgoings

Council tax band D payable 2024/25 £2276.95. Water rates are payable.

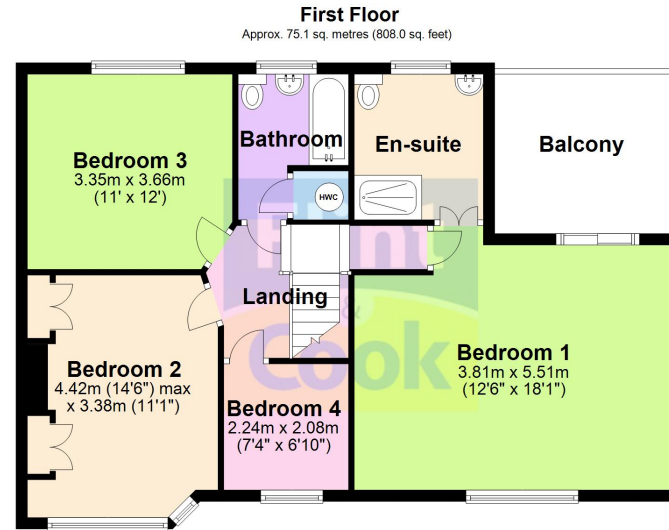
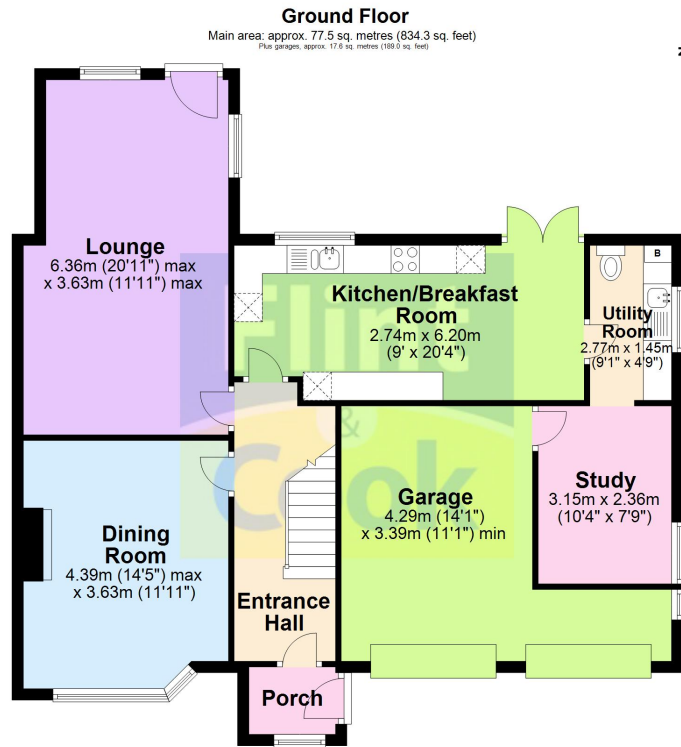
Viewing

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

Directions

Money laundering regulations

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



Main area: Approx. 152.6 sq. metres (1642.2 sq. feet)
Plus garages: approx. 17.6 sq. metres (189.0 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			