

FOR
SALE



3 Blakemere, Town House Court, Madley, Herefordshire HR2 9GZ

£545,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular rural location, a highly spacious 4 bedroom country home offering ideal family/retirement accommodation. The property which is in good decorative order throughout has the added benefit of oil central heating, generously sized living accommodation, 2 en-suites, double garage and ample parking, private gardens and we recommend an internal inspection.

POINTS OF INTEREST

- *Highly spacious semi-detached country home*
- *impressive lounge & open-plan Kitchen/Diner/Family Room*
- *Popular village location*
- *4 large bedrooms - 2 with ensuite*
- *Good sized rear and side gardens*
- *Double garage & ample parking*



ROOM DESCRIPTIONS

Luxury Kitchen/Dining/Family Room

Kitchen Area

With a bespoke range of wall and base cupboards, ample solid wood work surfaces, 1 1/2 bowl sink unit with mixer tap over, Rangemaster style cooker with extractor hood over, recessed spotlighting, tiled floor, exposed timbers and brickwork, central work station/breakfast bar with storage below and granite work surface over, space for an upright fridge/freezer, built in dishwasher.

Dining/Family Area

With a tiled floor, recessed spotlighting, double glazed windows and door to the rear patio and garden and door to the

Utility Room

With 1 1/2 bowl sink and mixer tap over, a range of wall and base cupboards, space and plumbing for an automatic washing machine and tumble drier, tiled floor, double glazed window to the rear, floor mounted oil central heating boiler, coat hooks and ample storage.

Inner Hallway

With fitted carpet, recessed spotlighting, exposed timbers and brickwork, book shelving, turning carpeted staircase to the first floor, under stairs store cupboard and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin, partially panelled walls, tiled floor, recessed spotlighting and extractor fan.

Impressive Living Room

With fitted carpet, bespoke range of display/book shelving, double glazed windows and door to the rear garden, double glazed windows to the front, feature fireplace with hearth, exposed brickwork and a wood burning stove, a range of lighting.

First Floor Landing

With fitted carpet, radiator, central heating thermostats, exposed timbers, wall shelving, built in airing cupboard, a range of lighting, glazed window to the front aspect, high level store cupboard and door to

Bedroom 1

An impressive room with fitted carpet, double glazed windows to the front aspect, a wealth of exposed timbers, upright radiator, a bespoke range of fitted wardrobes and door to the

En-suite Shower Room

With suite comprising low flush WC, wash hand basin with mirror over, large shower cubicle with a rainwater style shower head and glazed screen, double glazed windows, exposed timbers, recessed spotlighting, extractor fan, tiled floor, partially tiled wall surround and ladder style towel rail/radiator.

Bedroom 2

With fitted carpet, radiator, a wealth of exposed timbers and beams, 2 double glazed windows to the rear enjoying a fine outlook with the countryside in the distance, bespoke fitted double wardrobe and door to the

En-suite Bathroom

With suite comprising bath with partially tiled wall surround, wash hand basin, low flush WC, exposed timbers and beams, recessed spotlighting, extractor fan, ladder style towel rail/radiator, large shower shower cubicle with rainwater style shower head and glazed screen.

Bedroom 3

With fitted carpet, radiator, exposed timbers and beam, 2 double glazed windows to the rear with a fine outlook.

Bedroom 4

With fitted carpet, radiator, 2 double glazed windows to the front aspect, exposed beams and a range of bespoke wall shelving and cupboards with a central desk unit.

Bathroom

With suite comprising bath with partially tiled wall surround, low flush WC, wash hand basin, exposed timbers and beams, recessed spotlighting, extractor fan, double glazed window, tiled floor, ladder style towel rail/radiator.

Outside

To the front of the property there is an extensive driveway providing ample off road parking facilities with raised flower and vegetable borders enclosed by hedging and providing access to the detached

Double Garage

With twin set of double doors, power and light points, ample storage space, double glazed side windows and personal door to the rear.

To the side of the property there is a good sized garden mainly laid to lawn and planted with a mixture of flowers and shrubs and well enclosed by high hedging and mature trees to maintain privacy. The oil tank is nicely screened by hedging.

There is a decked area and then to the rear of the property there are 2 good sized patio areas providing the perfect entertaining spaces with the remainder of the garden being mainly laid to lawn and bordered by flowers and shrubs and well enclosed by brick walling for privacy.

Services

Mains water, electricity, drainage. Oil fired central heating.

Outgoings

Council tax band F - £3,538 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A485 Abergavenny Road turning right signposted to Clehonger, continue through the village towards Madley. On entering Madley turn right at the crossroads signposted to Canon Bridge and then turn immediately right after 50 yards into Town House Court and Blakemere is the first property on the right-hand side.

Viewings

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

Opening Hours

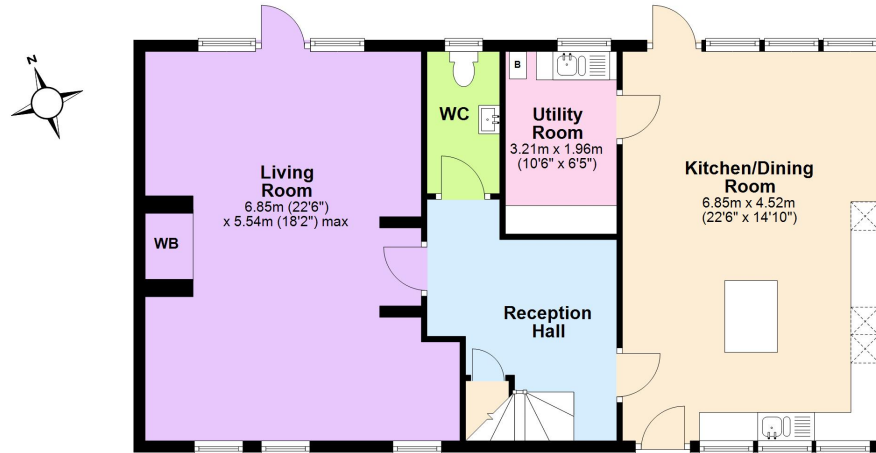
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

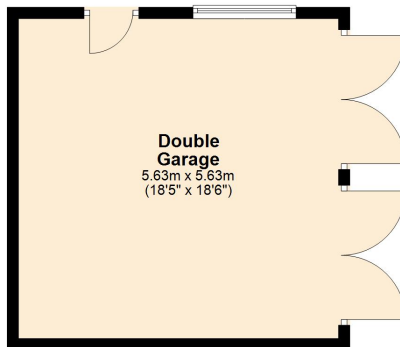
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

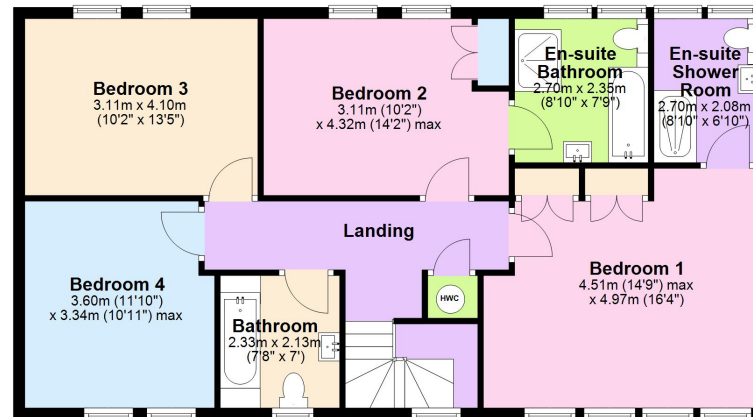
Ground Floor
Approx. 88.5 sq. metres (952.6 sq. feet)



Double Garage
Approx. 31.7 sq. metres (340.9 sq. feet)



First Floor
Approx. 90.4 sq. metres (973.5 sq. feet)



Total area: approx. 210.6 sq. metres (2267.1 sq. feet)
Blakemere, 3 Town House Court, Madley, Hereford

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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	76	84		
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				
EU Directive 2002/91/EC				