

FOR  
SALE



Beech Cottage, Station Road, Credenhill, Herefordshire HR4 7DW

£425,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location, a modern 4-bedroom detached home offering ideal family accommodation. The property has the added benefit of gas underfloor heating throughout, an integral vacuum system within the property, driveway parking, garage, gardens with views to the rear and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached modern house*
- *Popular village location*
- *4 bedrooms*
- *Garage, garden, parking*
- *Under floor heating throughout*
- *Viewing highly recommended*
- *Ideal family accommodation*
- *Views to the rear*



## ROOM DESCRIPTIONS

### Porch

Door to

### Entrance hall

Tiled floor, carpeted stairs leading up, useful understairs storage cupboard, smoke alarm, underfloor heating controls, doors to

### Living room

Underfloor heating thermostat, Karndean flooring, window to front, pebble-effect gas fireplace, coving.

### Downstairs WC

Low flush WC, wash hand basin with storage under and tiled splashback, extractor, tiled floor, ceiling light point.

### Kitchen/dining room

Kitchen fitted with matching wall and base units, ample worksurface space, built-in double electric oven, electric hob with extractor over, 1 1/2 bowl stainless steel sink and drainer unit, integrated dishwasher, integrated larder-style fridge, recessed spotlights, useful built-in pantry cupboard, underfloor heating, window to rear, double-glazed sliding doors out to the rear patio, door to

### Utility room

Matching wall and base units, ample worksurface space, stainless steel sink and drainer, under counter space for washing machine and tumble drier, tiled floor with underfloor heating control, heated towel rail, window to rear, double-glazed side door, cupboard housing the wall mounted Worcester Bosch gas central heating boiler.

### First floor landing

Carpet, loft hatch, smoke alarm, window to front, cupboard, airing cupboard with underfloor heating manifold, hanging rail and fitted shelf, doors to

### Bedroom 1

Carpet, underfloor heating controls, window to rear with views across the garden and countryside beyond, built-in wardrobes, built-in chest of drawers and dressing table.

### Bedroom 2

Carpet, window to front, underfloor heating controls.

### Bedroom 3

Carpet, window to front, underfloor heating controls.

### Bedroom4/office/study

Carpet, window to rear, underfloor heating controls.

### Bathroom

Suite comprising panel bath with tiled surround, wash hand basin with storage under, low flush WC, corner shower cubicle with mains fitment shower head over and tiled surround, heated towel rail, extractor, opaque window, wall mounted storage cabinet with mirrored doors

### Outside

To the rear a paved patio area providing a perfect entertaining space with views over open countryside with concrete steps and concrete path leading to the remainder of the garden, which is mostly laid to lawn with a second patio area, greenhouse, outside wooden storage shed, an array of ornamental shrubs and plants, enclosed by fencing and hedging with access to both sides of the property to the front with personnel door into the rear of the Garage. Outside tap.

To the front a block-paved driveway providing off-road parking for several vehicles with the remainder of the front lawn laid to stone with an array of plants and shrubbery with access to the up-and-over garage door and access to both sides of the property.

### Services

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

### Outgoings

Council tax band E payable 2024/25 £2832.61

Water and drainage - metered supply.

### Directions

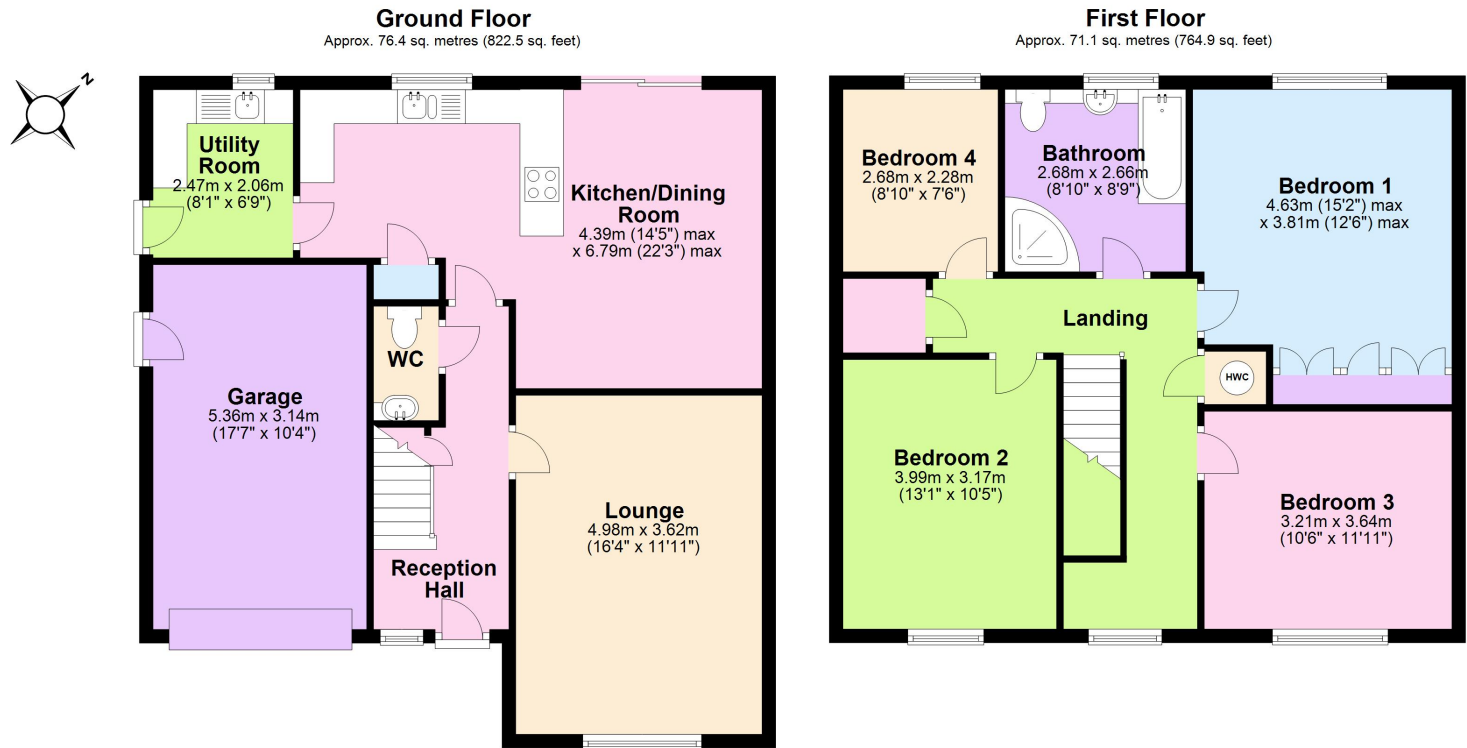
Proceed west out of Hereford along Kings Acre Road taking the right turning towards Credenhill at Kings Acre Cars. At the roundabout take the 2nd exit straight over into Credenhill turning left to go through the main village. The property is situated on the right-hand side a short distance into the village as indicated by the Agent's FOR SALE board.

### Viewing

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

### Money laundering regulations

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



Total area: approx. 147.5 sq. metres (1587.4 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

### Beech Cottage, Station Road, Credenhill, Hereford

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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			87
(81-91)	B			
(69-80)	C			
(55-68)	D		78	
(39-54)	E			
(21-38)	F			78
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2009/11/EC	