

FOR
SALE



24 Dunnock Close, Holmer, Hereford HR4 9WG

£325,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated on the northern outskirts of the city, a modern 3 bedroom detached house offering ideal family accommodation. The property has the added benefit of double glazing, gas central heating, downstairs WC, ensuite shower room, private garden with a large patio and we recommend an internal inspection.

POINTS OF INTEREST

- North outskirts of the city
- Modern 3 bedroom detached house
- Lounge, kitchen/diner & downstairs WC
- Ensuite shower room
- Private rear garden with patio
- Garage & long driveway



ROOM DESCRIPTIONS

Canopy Porch

With entrance door through to the

Spacious Reception Hall

With feature flooring, central heating thermostat, radiator, carpeted staircase to the first floor and door to the

Ground Floor Cloakroom

With low flush WC, wash hand basin with tiled splashback, radiator and feature flooring.

Lounge

A light and airy room with feature flooring, 2 radiators, double glazed bay window to the front aspect with fitted blinds.

Kitchen/Dining Room

With an extensive range of wall and base cupboards, ample work surfaces with splash backs, 1 1/2 bowl sink unit with mixer tap over, feature flooring, space for a dining table, radiator, recessed spotlighting, extractor fan, double glazed windows and double glazed French doors to the rear patio and garden, a range of built in appliances including fridge/freezer, oven and 4 ring hob with splash back and cooker hood over, open plan access to the

Utility Area

With wall and base cupboards, work surfaces, radiator, wall mounted boiler, space and plumbing for a washing machine.

First Floor Landing

With fitted carpet, access hatch to the loft space, double glazed window to the side and a useful store/airing cupboard.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with blind, built in triple wardrobe with mirrored sliding doors and door to the

Ensuite Shower Room

With suite comprising a shower cubicle with glazed door, wash hand basin with tiled splashback and mirror fronted medicine cabinet over, low flush WC, radiator, double glazed window with blinds, extractor and feature flooring.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with a blind.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear with blind and a fitted corner wardrobe.

Bathroom

With suite comprising , panelled bath with partially tiled wall surround and hand held shower attachment over, wash hand basin with tiled splash back and wall mirror over, low flush WC, tiled floor, double glazed window with blind, ladder style towel rail/radiator, extractor fan.

Outside

To the rear of the property is a paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and is bordered by flowers and shrubs and enclosed to maintain privacy. There is a useful outside tap, side access gate, a timber garden shed and lighting.

To the front of the property there is a small enclosed garden which has been landscaped for easy maintenance, to the side is a double length drive providing off road parking and leading up to the

Garage

With up and over door, power and light points, ample storage space.

Services

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

Outgoings

Council tax band D - £2,330 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed north out of Hereford city on the A49 Leominster Road and turning left at the Starting Gate roundabout onto Roam Road. After approximately half a mile turn right at the traffic lights onto Hedgerow Way, first left into Avocet Road and then third left into Dunnock Close.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

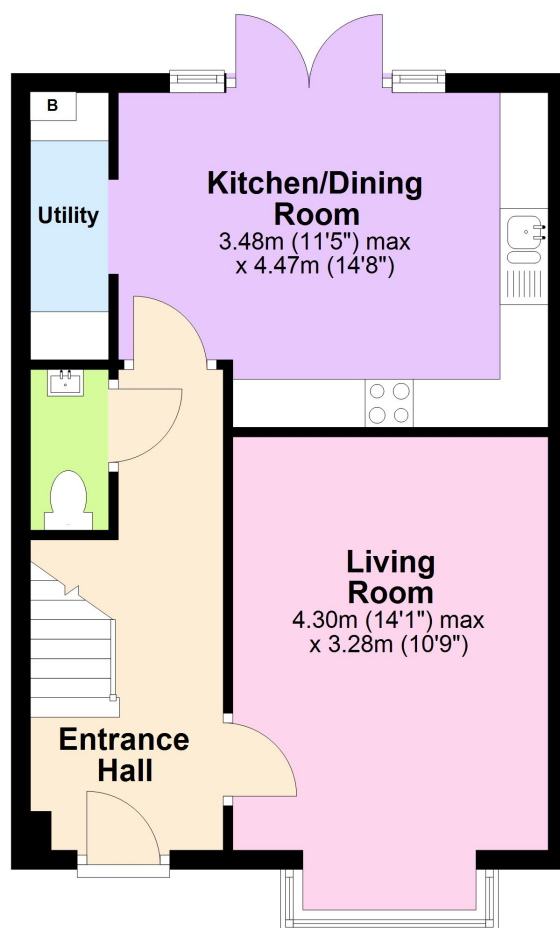
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

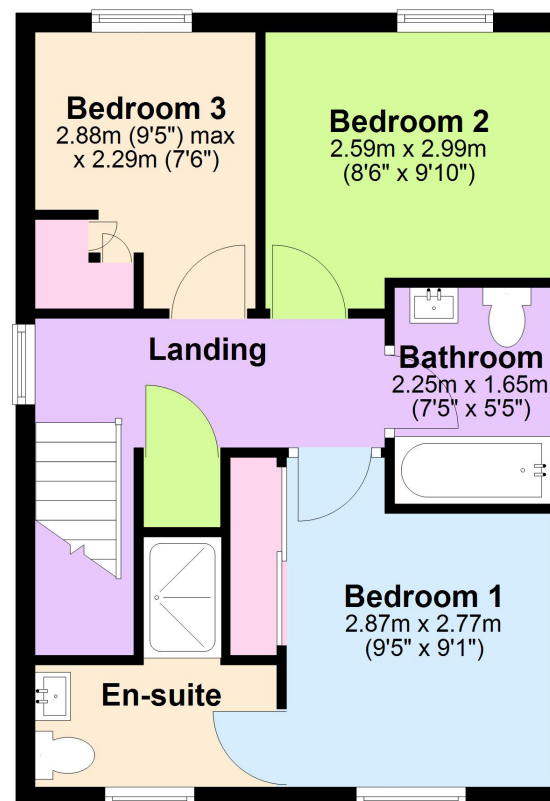
Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 85.2 sq. metres (917.2 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(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		