

FOR
SALE



Mayfield, Church Way, Sutton-St-Nicholas, Hereford HR1 3BD

£595,000 - Freehold

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

PROPERTY SUMMARY

This attractive detached property is pleasantly located on the outskirts of the highly favoured village of Sutton St Nicholas, adjoining open farmland and with lovely views towards the Malvern Hills, just 4.5 miles north of the Cathedral City of Hereford.

Sutton is a thriving village within which there is a primary school, 2 churches, public house, bus service and the River Lugg, which provides some lovely recreational opportunities.

Constructed in the late 1950s, the property has been substantially extended and provides versatile accommodation, ideal for family purposes, with gas central heating, double-glazing, and is immaculately presented with re-fitted kitchen and bathrooms, and excellent accommodation which extends to 1760 square feet.

One of the prime features of the property is the very well maintained large garden, which includes a paddock and the whole extends to approximately 0.73 acres.

POINTS OF INTEREST

- *Excellent detached dormer-bungalow*
- *Edge of popular village*
- *Adjoining open farmland*
- *3/4 bedrooms (1 en-suite)*
- *Splendid ground floor*
- *Recently refitted kitchen and bathrooms*
- *Garage, gardens and paddock*
- *Extending to approx 0.73 acres*



ROOM DESCRIPTIONS

Recessed porch

Quarry tiled floor and door to

Entrance hall

Hardwood flooring, window, glazed door to

Inner hall

Radiator.

Lounge

Large window to front, radiator, brick fireplace with woodburning stove and hardwood mantel.

Bedroom 1

Radiator, window to front, hardwood flooring.

Wet room

Mains shower with overhead and hand-held fittings, corner wash hand basin with cupboard under, WC, tiled flooring with electric underfloor heating, ladder-style radiator, shaver point, downlighters, window to side.

Bedroom 3

Hardwood flooring, radiator, window to rear - currently used as a dining room.

Sitting room

Radiator, hardwood flooring, bi-fold doors to rear - originally the dining room.

Kitchen

Fitted with range of contemporary-style high gloss units with Minerva stone worktops, sink unit with mixer tap and integrated drainer, kickboard lighting, there is a central island station, tiled floor, electric underfloor heating, radiator, built-in dishwasher and fridge/freezer, ladder-style cupboard, space for range-style cooker with extractor hood, windows to side, downlighters, door to

Rear hall

Quarry tiled floor, radiator, doors to driveway and garage, and the

Utility room

Belfast sink unit, base units with worktops, plumbing for washing machine, space for tumble drier, radiator, window to side.

A staircase leads from the Inner Hall to the

First floor landing

Window to rear, walk-in storage cupboard with access to eaves, and also housed here is the gas-fired central heating boiler.

Bedroom 2

Radiator, built-in storage cupboard, 2 windows to rear and En-suite Bathroom having bath with mixer tap/shower attachment, wash hand basin with cupboards under, WC, ladder-style radiator, wall mounted mirror, extractor fan, shaver point, window with lovely views over adjoining farmland with the Malvern Hills in the distance.

Outside

The property is approached via a splayed entrance drive with vehicle and pedestrian gates leading to the main driveway and the

Garage

with up-and-over door, light, power, electric fuseboard, window and door to rear, and a WC with low flush suite, wash hand basin and window. Outside water taps and lights.

Gardens

The front garden is lawned with flowerbeds, ornamental trees and enclosed by a mixture of close-boarded and ranch-style fencing and hedging.

There is an extremely large rear garden which is mainly lawned with a large paved patio and stone retaining wall, numerous ornamental shrubs and mature trees, a covered seating area and greenhouse. There is a coniferous hedge with access gate beyond which is the Paddock, which is lawned and enclosed by stock-proof and close-boarded fencing. There are 8 raised vegetable beds, a storage shed, various fruit and mature trees, and the whole extends to approximately 0.73 acres.

Services

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

Outgoings

Council tax band E, payable 2024/25 £2852.84. Water rates are payable.

Directions

From Hereford proceed initially towards Worcester on the A4103, continue over Aylestone Hill and at the mini-roundabout take the 2nd exit and continue into Sutton St Nicholas. Turn right at the crossroads by the Golden Cross public house, continue for 1/4 mile and at the mini-crossroads turn left and the property will be found on the left-hand side after a further 1/4 mile.

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.

Ground Floor
Approx. 127.9 sq. metres (1377.1 sq. feet)



First Floor
Approx. 35.6 sq. metres (383.0 sq. feet)



Total area: approx. 163.5 sq. metres (1760.1 sq. feet)

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

Mayfield, Sutton St Nicholas, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(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		

60

60

60

EU Directive 2002/91/EC