

FOR
SALE



3a Rosemary Lane, Madley, Hereford HR2 9LS

£315,000 - Freehold

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

PROPERTY SUMMARY

This modern detached house is pleasantly located in the heart of the highly sought after village of Madley which lies on the edge of the historic Golden Valley between the Cathedral City of Hereford (7 miles) and the market town of Hay-on-Wye (13 miles). Within the village there is a shop/post office, public house, tennis club, village hall, primary school and there are secondary schools in both Peterchurch and Kingstone (where there is also a doctor's surgery).

Constructed to an individual design in the early 1980's, the property has gas central heating and double glazing and provides ideal family accommodation with 3 good-sized bedrooms, scope for extension (subject to the necessary planning consent), gas central heating, double-glazing, excellent parking, garage (currently divided) and attractive gardens which back on to primary school playing fields.

POINTS OF INTEREST

- *Individual detached house*
- *Popular village location*
- *3 Bedrooms*
- *Gas central heating & double glazing*
- *Garage and parking*
- *Enclosed garden*



ROOM DESCRIPTIONS

Entrance Porch

with tiled floor and door to

Entrance Hall

with radiator, hardwood flooring, window and central heating thermostat.

Downstairs Cloakroom

with WC, wash hand basin, radiator, tiled floor and window.

Lounge

with woodburning stove, two radiators and windows to the front.

Kitchen/Dining Room

with tiled flooring, fitted base units with work surfaces, tiled splashbacks, sink unit with mixer tap, space for a range-style cooker, radiator, window and door to side and door to

Utility Area

plumbing for washing machine and door to garage.

A staircase leads from the entrance hall to the

First Floor Landing

having two windows, radiator and store cupboard.

Bedroom 1

with radiator, two built-in wardrobes and window to front.

Bedroom 2

hatch to roof space, radiator and window to rear.

Bedroom 3

radiator, hatch to roof space and window to front.

Bathroom

white suite comprising an enamelled bath with mixer tap and shower attachment, electric shower fitment, tiled surround, wash hand basin, WC, radiator and window.

Outside

The property is approached via a splayed entrance drive with double gates leading to a brick-edged gravelled driveway with parking area and lawned areas with ornamental shrubs.

There is an adjoining garage with double doors (currently sectioned in to two storage areas with light and power) gas fired central heating boiler and door to rear.

There is a side access gate to the rear garden which backs on to primary school playing fields, enclosed by fencing for privacy, there is a large paved patio, brick retaining wall, lawn and numerous shrubs.

Outside water tap.

Services

Mains electricity, gas, water and drainage are connected. Telephone subject to transfer regulations. Gas fired central heating.

Outgoings

Council tax band D, payable 2024/25 £2304.63. Water and drainage rates are payable.

Viewing

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

Directions

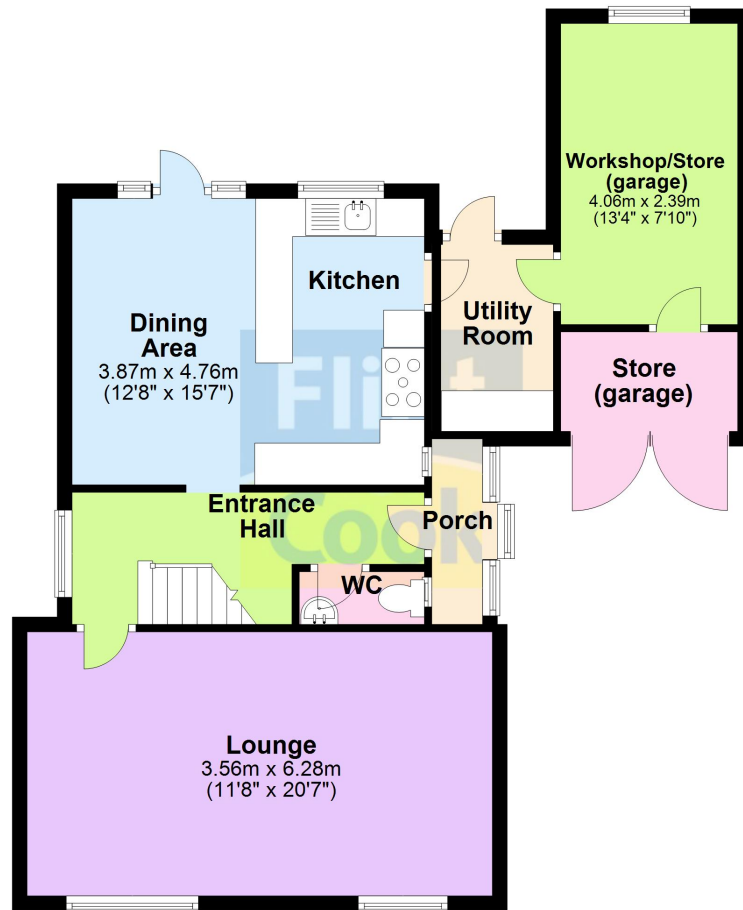
What Three Words - [///readjust.sympathy.muddy](https://www.what3words.com/#!/readjust.sympathy.muddy)

Money laundering regulations

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

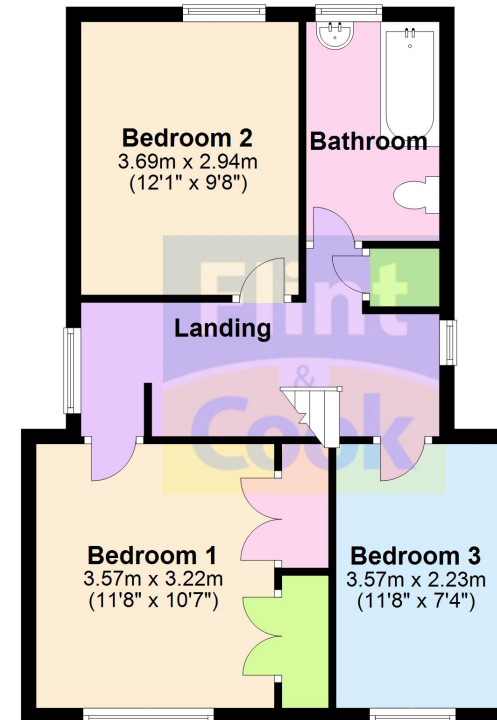
Ground Floor

Approx. 70.1 sq. metres (754.5 sq. feet)



First Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



Total area: approx. 120.1 sq. metres (1292.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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