

FOR  
SALE



12 Thoresby Drive, Hereford HR2 7RF

£399,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a highly spacious 4-bedroom detached house offering ideal family accommodation.

The property, which is in good decorative order throughout, has the added benefit of gas central heating, double-glazing, generously sized living accommodation, detached double garage, ample parking, and we recommend an internal inspection.

## POINTS OF INTEREST

- *Outskirts of the City*
- *Highly spacious detached house*
- *4 bedrooms, 3 reception rooms*
- *Breakfast-kitchen, Conservatory*
- *Detached double garage*
- *Ample parking*
- *Ideal family home*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Canopy porch

Entrance door to

### Spacious reception hall

Laminate flooring, stairs to first floor, radiator, understairs store cupboard, door to

### Cloakroom

Low flush WC, pedestal wash hand basin with tiled splashback, radiator, window.

**From the reception hall double doors open into the**

### Lounge

Carpet, 2 double panel radiators, coved ceiling, range of lighting, double French doors to the rear garden, feature fireplace with hearth, display mantle and built-in coal-effect fire, window to front enjoying a pleasant outlook.

### Dining room

Laminate flooring, radiator, coved ceiling, window to front, bay window to side.

### Study

Laminate flooring, radiator, window to side.

### Kitchen/breakfast room

1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, ample granite worksurfaces, breakfast bar, built-in double oven with 4-ring gas hob and cooker hood, bay window to side, range of spotlighting, space for upright fridge/freezer, space and plumbing for dishwasher, wine rack, tiled splashbacks, double radiator, feature flooring, door to

### Utility room

Single drainer sink unit, wall and base cupboards, ample worksurfaces, space and plumbing for washing machine, wall mounted gas central heating boiler, door to rear garden, radiator, feature flooring, space for tumble drier.

**From the kitchen double French doors open through to the**

### Impressive conservatory

Brick and uPVC construction with tiled floor, fitted blinds, opening window vents, doors to patio and garden.

### First floor spacious landing

Carpet, radiator, access hatch to loft space, built-in airing cupboard, side window, door to

### Bedroom 1

Carpet, 2 radiators, 2 built-in double wardrobes, window to rear, window to front enjoying a fine view across the park and countryside beyond, door to En-suite shower room having suite comprising double shower cubicle with glazed screen, low flush WC and vanity wash hand basin with mirror-fronted cabinet over, radiator, window, recessed spotlighting, extractor fan.

### Bedroom 2

Carpet, radiator, windows to side and rear, 2 built-in double wardrobes.

### Bedroom 3

Carpet, radiator, window to front enjoying a fine outlook, 2 built-in double wardrobes.

### Bedroom 4

Carpet, radiator, window to side.

### Bathroom

Suite comprising panelled bath with hand grips and shower unit over, low flush WC and pedestal wash hand basin with mirror and shaver socket over, radiator, window, recessed spotlighting, extractor fan.

### Outside

To the front and side of the property there is an attractive garden bordered by flowers and shrubs, with paved pathway leading to the front entrance door.

The rear garden is attractively laid to lawn bordered by a variety of well established flowers and shrubs, and all enclosed by high brick walling to maintain privacy.

A large driveway to the rear provides ample off-road parking and leads up to the Detached Double Garage with twin up-and-over doors, light, power, ample storage space and personal door to rear.

### Services

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

### Outgoings

Council tax band E, payable 2024/25 £2820.09. Water and drainage - metered supply.

### Directions

Proceed south out of Hereford on the A49 Ross Road. After passing the Broadleys public house turn left at the traffic lights onto Bullingham Lane. Turn right at the roundabout, straight across the next roundabout, under the bridge and then 1st right into Thoresby Drive.

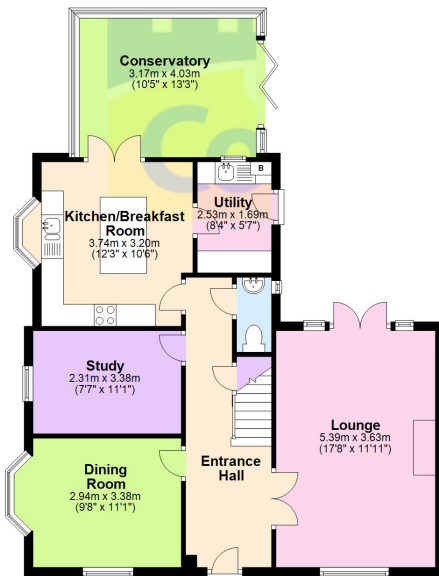
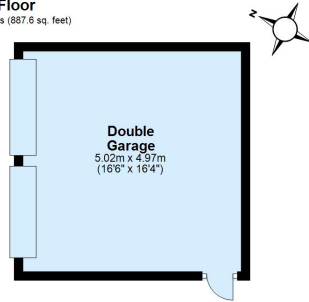
### Viewing

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

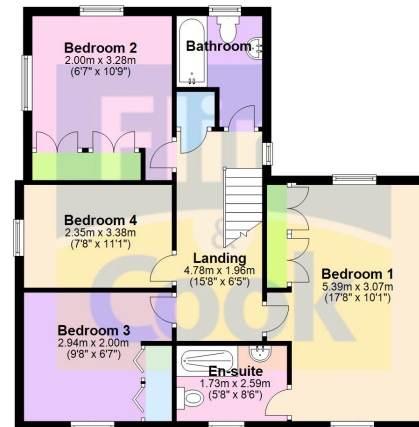
### Money laundering regulations

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

**Ground Floor**  
Approx. 82.5 sq. metres (887.6 sq. feet)



**First Floor**  
Approx. 69.4 sq. metres (746.8 sq. feet)



Total area: approx. 151.8 sq. metres (1634.4 sq. feet)  
This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		73	83
England, Scotland & Wales			
		EU Directive 2002/91/EC	