

FOR  
SALE



Flint  
&  
Cook

10 Spinney Grove, Hampton Dene, Hereford HR1 1AY

£385,000 - Freehold

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## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought after location, a spacious 5 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazed windows, south-facing rear garden, impressive open-plan kitchen/diner, garage and driveway and to fully appreciate this property we strongly recommend an internal inspection. Hereford City centre is within easy driving distance and there is a range of popular amenities nearby including primary and secondary schools, church, public house and countryside walks.

## POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 5 bedroom detached house*
- *Impressive open-plan Kitchen/Dining Room*
- *Private south-facing rear garden*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Side entrance door to the

#### Entrance Porch

Laminate flooring, electric light, window to the rear, coat-hooks, storage space and double glazed door to the

#### Reception Hall

Laminate flooring, radiator, carpeted staircase to the first floor, internal door to the Garage (with scope to convert into additional living accommodation, subject to necessary consent), telephone point and door to the

#### Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin, laminate flooring, glazed window and radiator.

#### Lounge

Fitted carpet, radiator, coved ceiling, large window to the front aspect, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire.

#### Impressive open-plan Kitchen/Dining Room

Kitchen/breakfast area comprising 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample worksurfaces with glass splashbacks, under-cupboard lighting, window overlooking the rear garden, laminate flooring, range of built-in appliances including double oven, fridge/freezer and 5-ring gas hob with splashback and cookerhood over, space and plumbing for washing machine, large breakfast bar with further cupboards and drawers below, radiator, central lighting. Dining area with laminate flooring, radiator, centre lights, window to the rear and large sliding patio door to the garden.

#### First floor landing

Fitted carpet, side window, access hatch to loft space, built-in airing cupboard with shelving and radiator.

#### Bedroom 1

Fitted carpet, radiator, window to the front aspect, decorative wall and range of built-in wardrobes.

#### Bedroom 2

Fitted carpet, radiator, window to the rear, recess ideal for wardrobes.

#### Bedroom 3

Fitted carpet, radiator, window to the front and built-in corner double wardrobe.

#### Bedroom 4

Fitted carpet, radiator, window to the rear and fitted wardrobe with overhead cupboards and desk unit.

#### Bedroom 5

Laminate flooring, window to the side and radiator.

#### Bathroom

Suite comprising bath with handgrips, tiled wall surround and shower unit over with glazed screen, vanity wash hand-basin with storage below, low flush WC, double glazed window & ladder style towel rail/radiator.

#### Outside

To the front of the property there is a lawned garden with paved pathway leading to the side entrance door and tandem length driveway providing off-road parking leading up to the GARAGE with up-and-over door, power and light points (with scope to convert into additional living accommodation, subject to necessary consent) and internal door to the Reception Hall. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space with steps then leading onto the remainder of the garden which is laid to lawn, all enclosed by high fencing to maintain privacy with further large patio area. Outside lighting, power point and side access gate.

#### Services

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

#### Outgoings

Council tax band E - payable 2023/24 £2691.79

Water and drainage - metered supply.

#### Money laundering regulations

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

#### Viewing

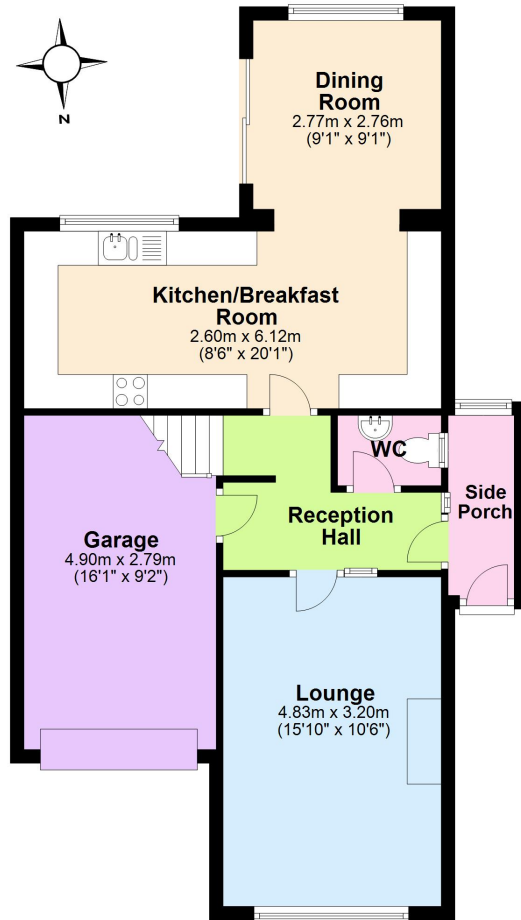
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Directions

What3words - [menu.gates.head](https://www.what3words.com/)

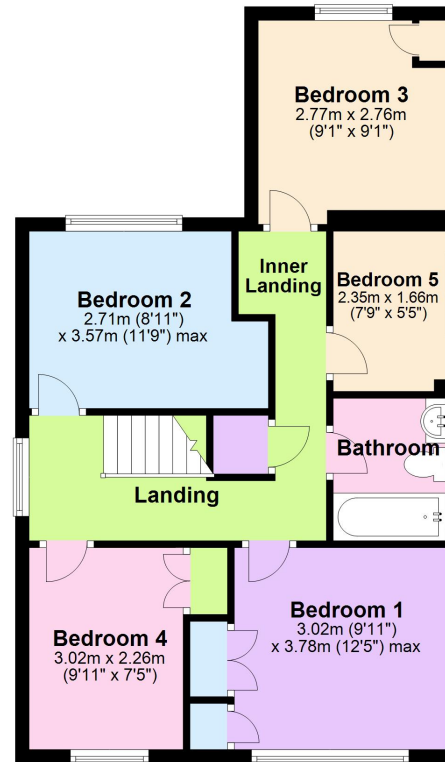
### Ground Floor

Approx. 65.4 sq. metres (703.5 sq. feet)



### First Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 120.2 sq. metres (1294.3 sq. feet)

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

**10 Spinney Grove, Hereford**

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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		
	69	83
England, Scotland & Wales		
EU Directive 2002/91/EC		