



30 Ecroyd Park
Credenhill Hereford HR4 7EL

£325,000



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'D'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

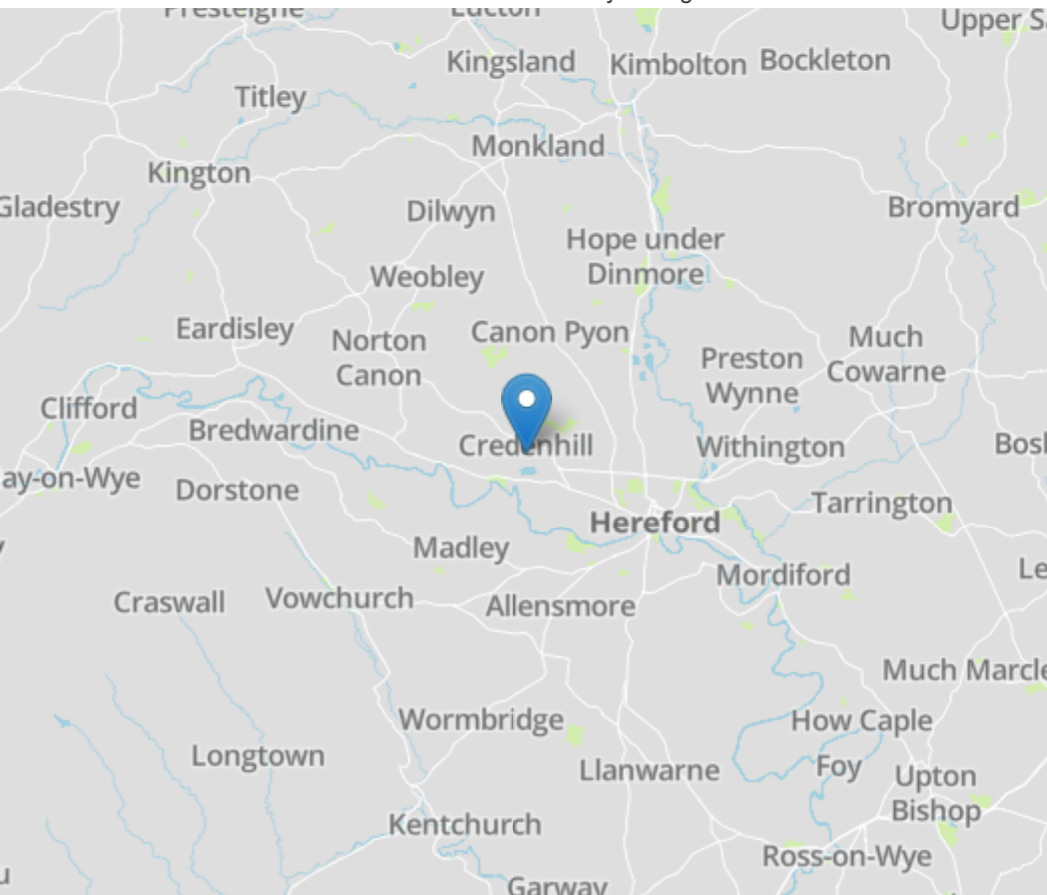
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

DIRECTIONS

From Hereford City proceed northwest onto A438 Whitecross Road, at the roundabout take the second exit onto A438 Kings Acre Road, after approximately 1.5 miles turn right onto A480 towards Stretton Sugwas, go straight over the roundabout, approximately after approximately 1.3 miles turn left onto Station Road, after 0.3 miles turn left onto Meadow Drive, turn right to stay on Meadow Drive, turn left to stay on Meadow Drive, turn right onto Ecroyd Park and the property can be found at the end of the cul- de-sac as indicated by the Agents For Sale board. For those



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		82
(39-54)	E	68	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

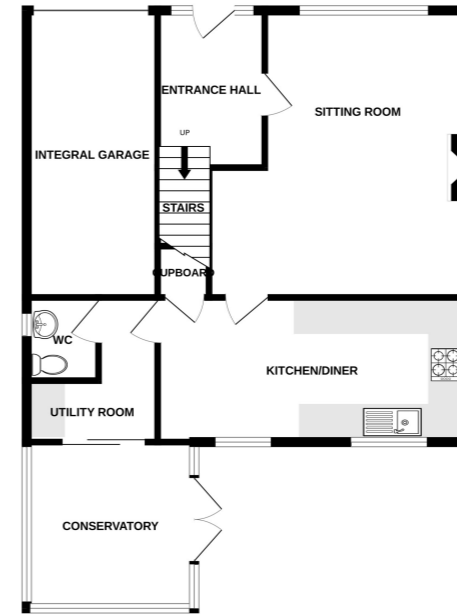
- 4 bed detached house with conservatory extension • Gas central heating & double glazing • Single Garage and Off Road Parking. • South Facing Rear Garden

Hereford 01432 343477

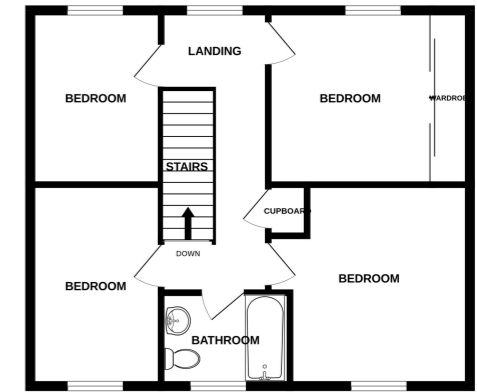
Ledbury 01531 631177



GROUND FLOOR
763 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 sq.m.) approx.
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OVERVIEW

A well presented, extended with a conservatory, detached family house, comprising a large lounge, kitchen/breakfast room, uPVC Conservatory, four double bedrooms, family bathroom, single integral garage, parking for two or more vehicles and gardens surrounding the home. Situated approximately 5 miles northwest of Hereford City centre, the village of Credenhill offers many amenities on the doorstep to include, shops, schools, doctors surgery, takeaways, children's play area, social club, local countryside walks and a regular bus service to Hereford City.

In more detail the property comprises:
Double glazed front door leads to:

Entrance Hall

Entered via double glazed door to the front elevation, there is a spacious entrance hall with fitted carpet, ceiling light point, radiator and doorway do:

Extended Lounge

5.311m x 4.670m (17' 5" x 15' 4")
The lounge has been extended, including a double glazed window to the front elevation, coal effect gas fire, TV & Tel points, wall and ceiling points, radiators with fitted carpet flooring. Further door leading through to

Kitchen Dining Room

5.863m x 2.795m (19' 3" x 9' 2")
The kitchen/Dining room is a spacious, bright space, with floods of light beaming through the double glazed windows to the rear elevation,

Kitchen Area: With fitted wall and base units, additional storage drawers below the base units, roll top work-surfaces, FRANKE stainless steel sink/draner with 1 bowl, AEG fan assisted double oven at chest height, four ring gas burner

with cooker hood over, power sockets, large under stairs storage pantry and ceiling light point.

Dining: The dining area has carpet flooring, ceiling light point, power points and a generous space for open plan entertaining to the kitchen.

L Shape Utility Room

2.799m x 2.347m (9' 2" x 7' 8")
The utility room is situated between the dining room and rear conservatory, housing the central heating combi boiler, roll top work surfaces over the plumbing spaces for washing machine / tumble dryer area. wall units, ceiling light point and double glazed patio doors to the conservatory and additional door leading to:

Cloakroom

With wall storage units, low level W/C, radiator, wash hand basin with splash tiling, carpet flooring, ceiling light point and double glazed obscured window to the side elevation.

Conservatory uPVC

3m x 3m (9' 10" x 9' 10")
entered via a double glazed patio sliding door from the utility room, the conservatory is uPVC construction, there is power, a wall light, glass roof & french doors leading out onto the south facing rear garden patio area.

Landing

Carpeted stairs from the entrance hall leading to the first floor landing, the landing also has fitted carpet, radiator, large double glazed window to the front elevation allowing lots of light through. A storage/airing cupboard and loft hatch above with ceiling light point.

Bedroom One

3m x 3.168m (9' 10" x 10' 5")
Double glazed window to the front elevation, radiator, fitted full length & height wardrobes, fitted carpet, dimmer switch for the ceiling light point.

Bedroom Two

3.634m x 3.637m (11' 11" x 11' 11")
Double glazed window to the rear elevation, radiator, fitted carpet, TV / Tel point and ceiling light point.

Bedroom Three

2.6m x 3.637m (8' 6" x 11' 11")
Double glazed window to the rear elevation, radiator, fitted carpet, TV / Tel point and ceiling light point.

Bedroom Four

2.568m x 3.157m (8' 5" x 10' 4")
Bedroom four is a further double bedroom, with double glazed window to the front elevation, radiator, fitted carpet, tv point and wall light point additional to ceiling light point.

Bathroom

The family bathroom has a double glazed obscured glass window to the rear elevation, A large vanity/storage space surrounding the wash hand basin and low level W/C, with fitted carpet, chrome towel radiator, electric shower unit over bath with shower screen

Outside

Dropped kerb allowing access to the driveway, leading to the integral single garage.

The Garage: The garage has power and lighting, with ample space to park a vehicle and is accessed via electric rolling door with remote control.

With a brick wall surrounding the boundary to the front, and further concrete panels surrounding the rest of the properties boundary, there is a large front/side garden mostly laid to lawn with shrubbery and two fruit tree's including a bramley apple.

Lean To Outbuildings: There are two rooms leaning to the main property, one of them used for storage currently with carpet flooring, power and lighting and could serve as potential office/study room. The other used as a garden store.

With gated access from either side, the rear garden has a large lawn, and generous patio entertaining area soaking in the south facing sun, low maintenance and hassle free.



**At a glance...
And there's more...**

- Popular village location
- Close to local amenities
- Close to local walks
- Regular bus service

Like the property?
Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.