

FOR
SALE



22 Garnstone Drive, Weobley, Hereford HR4 8TH



£431,000 - Freehold

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

PROPERTY SUMMARY

Situated in the beautiful 'Black & White' village of Weobley, a popular village location, an immaculately presented town house offering ideal family accommodation. The property has the added benefit of 5 bedrooms, 3 bathrooms, 3 reception rooms, gas central heating (underfloor at ground floor level), double glazing, detached garage, driveway parking and we highly recommend an internal inspection. Local amenities include primary and secondary schools, public house, village store, doctors surgery, bus service and countryside walks.

POINTS OF INTEREST

- *Popular village location*
- *Detached family home*
- *Immaculately presented*
- *5 Bedrooms, 3 bathrooms*
- *Garage & driveway parking*
- *Gas central heating & double glazing*
- *Close to local amenities*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door into the

Entrance Hall

Understairs storage cupboards, central heating thermostat, carpeted staircase leading to the first floor landing, porcelain tiled floor and door to the

Downstairs Cloakroom

Low flush WC, wash hand-basin with tiled splashback, recessed spotlighting, porcelain tiled floor and window to the front aspect.

Study

Window to the front aspect, room thermostat, fitted carpet, telephone point.

Utility Room

Worksurface with under-counter space and plumbing for washing machine/dishwasher/tumble dryer, Worcester Bosch gas central heating combination boiler, internet connection point and porcelain tiled floor.

Lounge

Multi-fuel woodburner with feature hearth, multi-function TV point, central heating thermostat, porcelain tiled floor and archway opening up into the

Sun Room

Porcelain tiled floor, specialist glass roof and bi-fold patio doors opening into the rear garden.

Luxury Kitchen

Fitted with a range of wall and base units and quartz worksurfaces, 1½ bowl stainless steel sink and drainer with Quooker tap, integrated electric oven/grill, induction hob and cooker hood over, integrated dishwasher, integrated fridge/freezer and wine cooler, integrated double pantry unit with Neff microwave, recessed spotlighting, central heating thermostat, porcelain tiled floor and door leading into the rear garden.

First floor landing

Fitted carpet, radiator, carpeted stairs to the second floor and built-in storage cupboard housing the hot water cylinder.

Bedroom 2

Window to the front aspect, built-in wardrobes, radiator, fitted carpet, recessed spotlighting and door into the EN-SUITE SHOWER ROOM with wash hand-basin, low level WC, heated towel rail, window to the rear aspect, tiled flooring, walk-in shower cubicle with electric shower over, extractor fan.

Bedroom 5

Window to the front aspect, built-in wardrobes, radiator, fitted carpet and ceiling light point.

Bedroom 4

Window to the rear aspect, built-in wardrobes, radiator, 2 ceiling lights and fitted carpet.

Family Bathroom

Suite comprising panelled bath with mixer taps and shower over, wash hand-basin, low level WC, opaque window to the rear aspect, recessed spotlighting, LED mirror, tiled flooring.

Second floor landing

Fitted carpet and doors to

Bedroom 1

With dual aspect windows to the front and rear, radiator, double built-in wardrobes, 2 ceiling light points, loft hatch and door leading into the EN-SUITE SHOWER ROOM with walk-in shower cubicle, wash hand-basin, low level WC, heated towel rail, extractor fan and window.

Bedroom 3

Window to the rear aspect, radiator and fitted carpet.

Outside

The property is approached via a paved path bordered by flowers leading to the front entrance door. To the side of the property there is a double length block-paved driveway providing off-road parking with electric charging point and side gate giving access to the rear garden. There is also access to the GARAGE with up-and-over door, light and power.

Services

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

Outgoings

Council tax band F - payable 2023/24 £3206.55

Water and drainage - metered supply.

Money laundering regulations

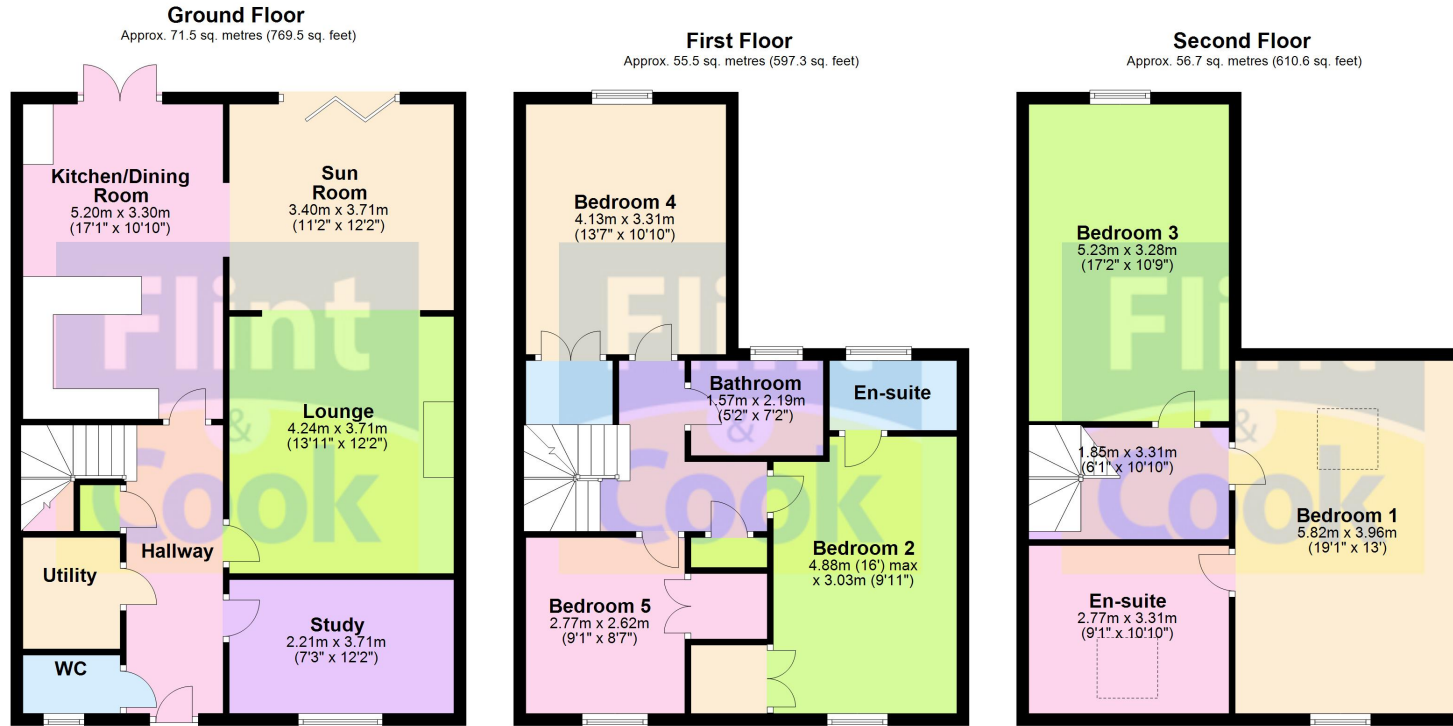
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

What3words - marmalade.sparkle.confused



Total area: approx. 183.7 sq. metres (1977.4 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+)	A		82
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			