

FOR  
SALE



24 Turnberry Drive, Holmer, Hereford HR1 1LP

£325,000 - Freehold

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

## PROPERTY SUMMARY

An attractive modern detached house pleasantly located in a cul-de-sac position on a popular development about a mile and half north of the Cathedral City of Hereford. Local amenities include a shop, public house, primary school, an exclusive leisure club (Holmer Park), Hereford leisure centre and bus service.

Constructed in the 1990s, the property provides ideal family accommodation that has been upgraded with a refitted kitchen and bathroom, and replacement double-glazing together with gas central heating, a converted garage providing storage and a utility area, and a good size garden with detached studio - ideal as a home office/hobby room.

The whole is more particularly described as follows: -

## POINTS OF INTEREST

- *Excellent modern detached house*
- *Popular residential location*
- *3 bedrooms*
- *Separate family room*
- *Good-sized rear garden*
- *Detached studio/hobby room*



## ROOM DESCRIPTIONS

### Canopy porch

Light and door to

### Entrance hall

Smoke alarm, radiator, understairs store cupboard, tiled floor and

### Downstairs cloakroom

Wash hand basin, WC, radiator, tiled floor, window.

### Lounge/dining room

2 radiators, window to front, patio doors to rear, door to

### Kitchen

Re-fitted contemporary-style base and wall units with worksurfaces and tiled splashbacks, 1 1/2 bowl sink unit, built-in electric oven, 4-ring gas hob with extractor hood, built-in dishwasher, built-in refrigerator, radiator, tiled floor, smoke alarm, window to rear and archway to the

### Family room

Radiator, laminate flooring, double doors to the rear garden and connecting door to the Garage/Utility room.

### A staircase leads from the entrance hall to the

### First floor landing

Smoke alarm, window, hatch to roof space, storage cupboard.

### Bedroom 1

Fitted wardrobe, radiator, window to rear.

### Bedroom 2

Fitted wardrobe, radiator, window to front.

### Bedroom 3

Radiator, window to front.

### Bathroom

Tiled walls and floor, suite comprising bath with mains shower with overhead and hand-held fittings, wash hand basin and WC, radiator, wall mounted mirror, shaver point, extractor fan, downlighters, window.

### Outside

The property is approached over a tarmac drive that leads to the Garage - which has been divided into a storage area and utility room, with a metal up-and-over door to the storage area with light and power, and door to the utility room with plumbing for washing machine, shelving and door to family room.

The front garden is open-plan, laid to lawn with ornamental shrubs. There is side access, via a gate, to the good-sized rear garden which is enclosed by fencing and has a large paved patio with retaining wall and steps leading to a lawn where there are 2 raised vegetable beds, garden shed, outside water tap and the

### Studio

Constructed to a high standard, insulated with light and power, 2 double-glazed windows and an exterior power socket, ideal as a home office, work room, etc.

### Services

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

### Outgoings

Council tax band D, payable 2024/25 £2270.69. Water and drainage rates are payable.

### Viewing

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

### Directions

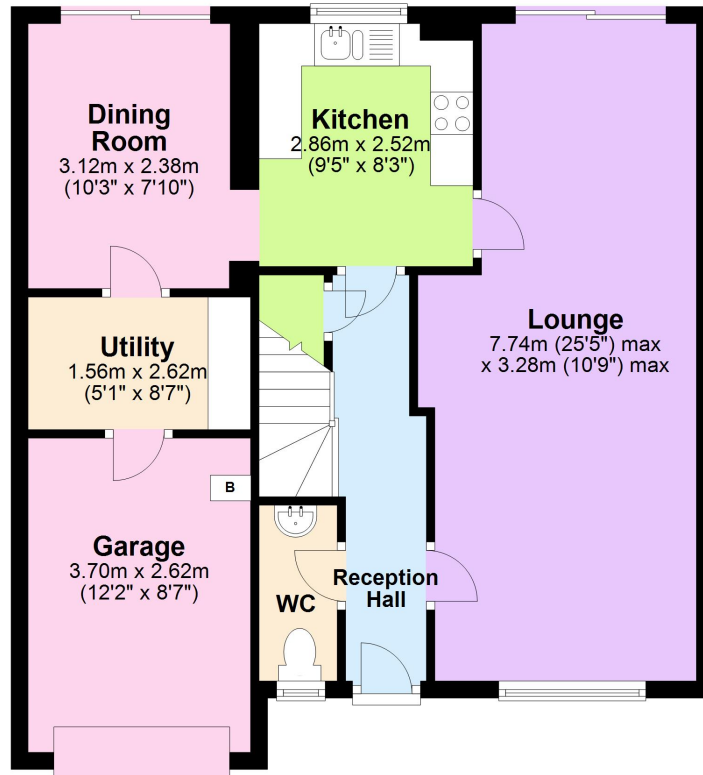
From Hereford proceed north on the A49 towards Leominster and at the Starting Gate roundabout take the 3rd exit towards Worcester. Take the 3rd turning left into Attwood Lane and then take the 1st turning left into Turnberry Drive, continue past the small green/play area and the property is located on the right-hand side, as indicated by the Agent's FOR SALE board.

### Money laundering regulations

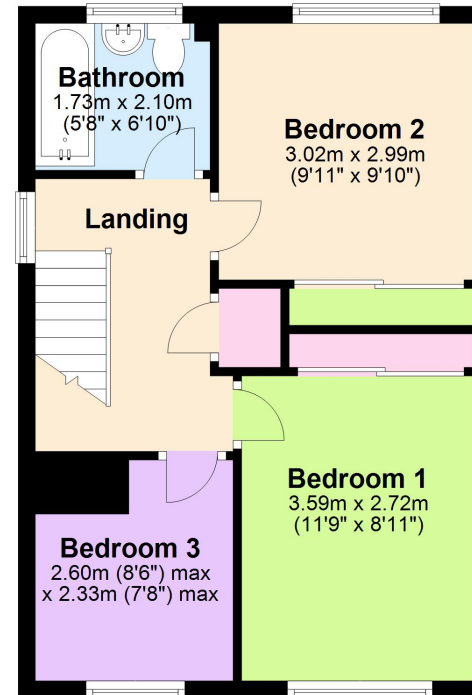
Prospective purchasers are required to provide address verification, identification and proof of funds at the time of making an offer.



**Ground Floor**  
Approx. 63.1 sq. metres (679.4 sq. feet)



**First Floor**  
Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 103.0 sq. metres (1108.4 sq. feet)

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

**24 Turnberry Drive, Holmer, Hereford**

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, [www.flintandcook.co.uk](http://www.flintandcook.co.uk)

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92+)                                       | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         | 84        |
| (69-80)                                     | <b>C</b> | 71      |           |
| (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 |          |         |           |
| England, Scotland & Wales                   |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |