

FOR  
SALE



The Ashes Croft Road, Clehonger, Hereford HR2 9ST

£455,000 - Freehold

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## PROPERTY SUMMARY

Situated in a peaceful rural location a spacious detached bungalow, 3 bedrooms, en-suite, 2 reception rooms, breakfast kitchen & utility, en-suite shower and dressing room, detached double garage. Lovely enclosed garden. Ideal for family or retirement.

## POINTS OF INTEREST

- *Peaceful village location*
- *En-suite shower and dressing rooms*
- *Ideal for family or retirement*
- *Impressive detached bungalow*
- *Must be viewed!*
- *2 Reception rooms*
- *Breakfast room & Utility*
- *3 bedrooms, 1 en-suite*
- *Gas central heating*
- *Enclosed private garden*



## ROOM DESCRIPTIONS

### Recessed Entrance Porch

With outside light and partially double glazed uPVC entrance door through to the

### Spacious Reception Hall

Feature flooring, access hatch to loft space, radiator, large built-in store/airing cupboard with radiator, electric light and shelving and door to the

### Cloakroom

Low flush WC, wash hand-basin with tiled splashback, feature flooring, double glazed window, radiator.

### From the Reception Hall, glazed panelled double doors open through to the

### Impressive Lounge

Fitted carpet, radiator, range of double glazed windows to the rear, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire, dimmer light controls.

### Dining Room

Radiator, feature flooring, double glazed sliding patio door to the rear and range of lighting.

### Fitted Kitchen/Breakfast Room

With an extensive range of wall and base cupboards, ample worksurfaces with tiled splashbacks, 1½ bowl sink unit with mixer tap over, space for breakfast table, radiator, tiled floor, central spotlighting, double glazed window to the front aspect, space for upright fridge/freezer, under-cupboard lighting, display shelving, built-in double oven and 4-ring gas hob with cookerhood over, wine-racks, built-in dishwasher, double glazed side window and door to the

### Utility Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, worksurface with space and plumbing below for washing machine and tumble dryer, tiled floor, radiator, wall mounted gas central heating boiler, double glazed window and door to the side.

### Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, range of recessed spotlighting, large walk-in wardrobe with range of hanging rails and shelving and electric light and door to the En-suite shower room with upgraded suite comprising tiled shower cubicle with glazed door, low flush WC, wash hand-basin, wall mirror with light over, shaver socket, tiled floor and wall surround for easy maintenance, ladder style towel rail/radiator, recessed spotlighting, double glazed window and extractor fan.

### Bedroom 2

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

### Bedroom 3

Currently being used as a Dressing Room with fitted carpet, radiator, double glazed window to the front aspect.

### Bathroom

Suite comprising panelled bath with shower unit over, pedestal wash hand-basin with wall mirror, shaver light and point over, low flush WC, radiator, double glazed window.

### Outside

To the front of the property there is an extensive driveway providing ample off-road parking facilities and this also provides access to the DETACHED DOUBLE GARAGE with up-and-over door, power and light points, ample storage space and personal door to the rear gym/office with power and light points, air-conditioning unit, double glazed window and door to the side. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space leading onto the remainder of the side and rear gardens which are mainly laid to lawn and well enclosed by fencing and hedging to maintain privacy. There is a further paved patio area, side access gate and concrete hardstanding area - perfect for a hot tub.

### Directions

Proceed south out of Hereford City along the A465 Abergavenny Road, turn right after passing Belmont Abbey signposted to Clehonger and, on entering Clehonger, turn left signposted to Kingstone and after approximately 400 yards turn left into Croft Road. After passing Syers Croft on the right hand side, the driveway leading to The Ashes is on the left after 10-15 yards.

What3words - encroach.including.trickle

### Services

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

### Outgoings

Council tax band E - payable TBC Water and drainage - metered supply.

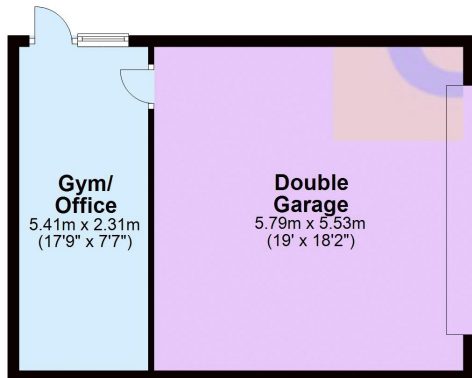
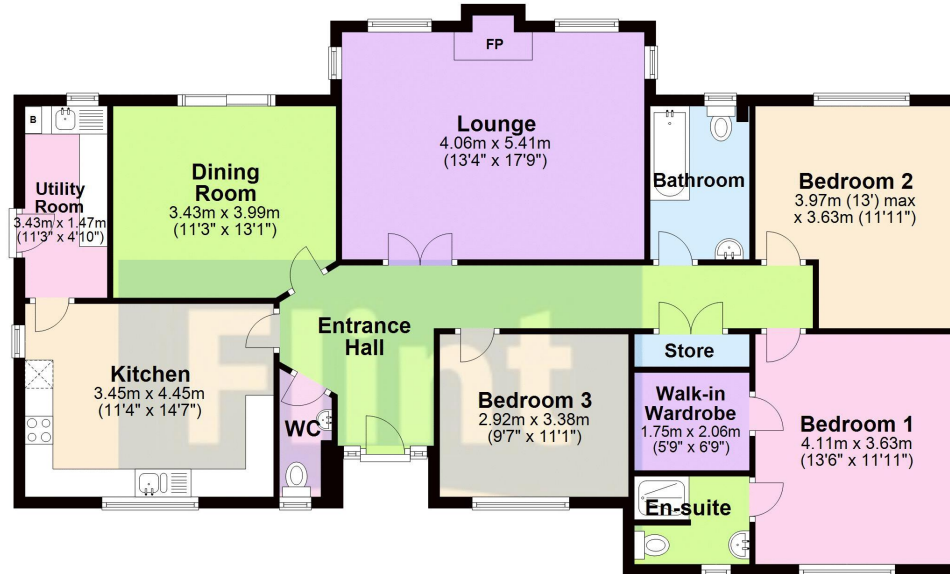
### Money Laundering Regulations

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.

**Ground Floor**  
Approx. 128.8 sq. metres (1386.4 sq. feet)



Total area: approx. 128.8 sq. metres (1386.4 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(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>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>			
		67	79
		<small>EU Directive 2002/91/EC</small>	