

FOR
SALE



111 Gorsty Lane, Hereford HR1 1UN

£595,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this much sought after residential location, a highly spacious 4 bedroom detached house offering an ideal long term family home. The property which is offered for sale with no onward chain has the added benefit of gas central heating, generously sized living accommodation, extensive rear garden with tennis court and swimming pool, ample off road parking and to fully appreciate this property we highly recommend an viewing.

POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 4 bedroom detached house*
- *3 large reception rooms & breakfast-kitchen*
- *Extensive rear garden with tennis court & swimming pool*
- *Ideal long term family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Recessed Entrance Porch

With entrance door through to the

Spacious Reception Hall

With fitted carpet, coved ceiling, dado rail, radiator, under stairs storage area, carpet staircase to the first floor and door to the

Downstairs Cloakroom

With suite comprising a low flush WC, vanity wash hand basin with storage below and wall mirror and light over, tiled floor, radiator, porthole style window, central spotlighting and partially tiled wall surround.

Large lounge

With double glazed window to the front aspect with vertical blinds, double radiator, coved ceiling, dado rail, a range of lighting, feature fireplace with hearth, display mantle and built in gas coal effect living flame fire, door to the kitchen and glazed panel double doors to the

Conservatory

With fitted carpet, radiator, coved ceiling, dado rail, opening windows, partial panelled ceiling with opening vents and double doors onto the rear patio.

Kitchen/Breakfast Room

With double bowl sink unit with mixer tap over, a range of wall and base cupboards, ample granite work surface, central work station/breakfast bar with granite top, 4 ring hob and storage below, tiled floor, coved ceiling, dado rail, recessed spotlighting, double radiator, double glazed window overlooking the rear garden, partially exposed brick work, access from the reception hall, built in oven, space and plumbing for an automatic washing machine, built in dishwasher, double glazed door and window to the rear patio, utility cupboard with space for an upright fridge/freezer, storage baskets, cupboard housing the gas central heating boiler, large walk in pantry style cupboard with ample storage and shelving and door to the

Dining/Family Room

A light and airy room with fitted carpet, 2 double radiators, panelled ceiling with 2 Velux style roof lights, exposed brickwork, feature fire place with hearth, display mantle and built in coal effect living flame gas fire, double glazed sliding patio doors to both the front and rear aspects, a range of lighting.

First Floor Landing

With fitted carpet, dado rail, coved ceiling and door to

Bedroom 1

With fitted carpet, radiator, coved ceiling, double glazed window to the front aspect with vertical blinds enjoying a pleasant outlook, fitted wardrobes.

Bedroom 2

With fitted carpet, radiator, dado rail, coved ceiling, space for wardrobes, double glazed window to the rear enjoying a fine outlook.

Bedroom 3

With fitted carpet, radiator, dado rail, coved ceiling, double glazed window overlooking the rear garden, space for wardrobes, built in airing cupboard and door to the

Ensuite Bathroom

With suite comprising a corner bath with hand held shower attachment over, pedestal wash hand basin, low flush WC, tiled floor, antique style towel rail/radiator, Velux rooflight.

Bedroom 4

With fitted carpet, radiator, dado rail, coved ceiling, high level double glazed window to the side and a further double glazed window to the front enjoying a pleasant outlook, recess ideal for a wardrobe.

Bathroom

With suite comprising a bath with shower unit over and glazed screen, 2 pedestal wash hand basins, bidet, tiled floor, high level window, antique style towel rail/radiator.

Outside

One of the main features of the property is the extensive rear garden which needs to be seen to be fully appreciated. To the front of the property a driveway, which provides ample off road parking, sweeps around the property to the Detached Double Garage & Carport with 1 open and 1 enclosed bay.

To the immediate rear of the property there is a paved patio area which leads on to the swimming pool; unused for two years and has not been recently tested, with further paved patios to either side and access to the

Extensive Garden Outbuilding

With power and light points, glazed windows and doors, ample storage offering scope to be a home office or gym with a further room at the rear housing the swimming pool apparatus.

There is then a good sized lawned garden bordered by flowers and shrubs with a summerhouse, greenhouse, 2 ornamental fishponds all well enclosed for privacy and a central feature mill stone, access to the

TENNIS COURT

Enclosed by fencing this provides a wonderful multi purpose out door family recreation space.

Services

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

Outgoings

Council tax band G - £4,048.10 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed east out of Hereford along Blueschool street continuing on to Bath street and St Owen Street and then turn right on to Eign Road . Continue into Hampton Park Road turning left into Nimrod Drive, continue into Gorsty Lane and 111 is on your right hand side.

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



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