

FOR  
SALE



4 The Craft, Sutton St Nicholas, Hereford HR1 3BZ

£399,950 - Freehold

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

## PROPERTY SUMMARY

Situated within this popular village location, a four bedroom detached home offering well presented accommodation throughout and making an ideal family home. The property comprises of four bedrooms, two receptions, kitchen/dining room, downstairs w/c, driveway parking, a good sized rear garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *Four bedrooms*
- *Ideal family home*
- *Popular village location*
- *Well presented throughout*
- *Driveway parking & a good sized garden*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door into

### Entrance porch

With tiled floor, radiator, double glazed windows to the front aspect, space for shoe and coat storage and door into

### Entrance hall

With wood effect flooring, carpeted stairs leading up with useful under stair storage space, radiator, gas central heating thermostat, useful storage cupboard and doors to

### Lounge

Wood effect flooring, dual aspect double glazed windows, radiator, coving, dado rail

### Kitchen/dining room

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, space for freestanding fridge/freezer, space and plumbing for dishwasher, electric oven and 4 ring electric hob with extractor over, tiled floor, two ceiling light points, double glazed window and double glazed french doors out to the rear patio area, radiator, tiled floor and coving

### Downstairs W/C

With wood effect flooring, low flush w/c, wash hand basin, radiator, coving, double glazed window

### Utility room

With fitted wall and base units, work surface space, sink and drainer unit, under counter space for washing machine and tumble dryer, wall mounted Worcester Bosch gas central heating boiler, radiator, tiled floor, double glazed window and door to the rear garden and door into

### Family/Dining room

With fitted carpet, radiator, loft hatch and dual aspect double glazed windows to the front and side aspects

### First floor landing

With fitted carpet, loft hatch, smoke alarm, airing cupboard with fitted shelving and radiators and doors to

### Bedroom 1

With fitted carpet, radiator and dual aspect double glazed windows to the front and side aspects

### Bedroom 2

With fitted carpet, radiator and double glazed window to the rear aspect

### Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect and built in storage with shelving and hanging rail to the recess

### Bedroom 4

With fitted carpet, radiator, double glazed window to the rear and built in wardrobes with sliding doors

### Bathroom

Three piece suite comprising panelled bath with rainfall mains fitment shower head over, panelled surround and bi-folding glass screen, pedestal wash hand basin, low flush w/c, double glazed window, heated towel rail and vinyl flooring

### Outside

To the front a tarmac driveway providing off road parking for several vehicles with side access gate to the rear. The remainder of the front is laid to lawn for ease and low maintenance.

To the rear a paved patio area with paved path leading to a raised decked area with covered pergola. The remainder of the garden is laid to lawn and enclosed by fencing and brick walling.

### Services

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

### Directions

Proceed out of Hereford over Aylestone Hill, at the roundabout take the second exit towards Sutton St Nicholas, continue into the village and at the crossroads take the right hand turning (at the pub), then take the first right turning into The Craft and the property is situated on the right hand side as indicated by the agents for sale board.

### Outgoings

Council tax band D, payable 2024/2025 £2330

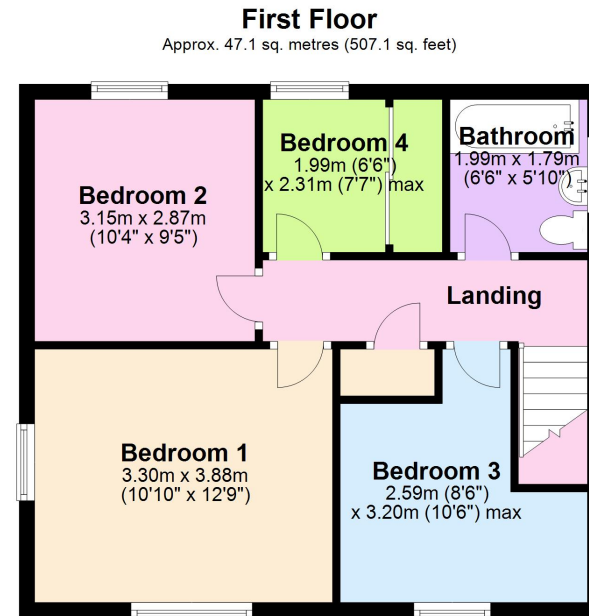
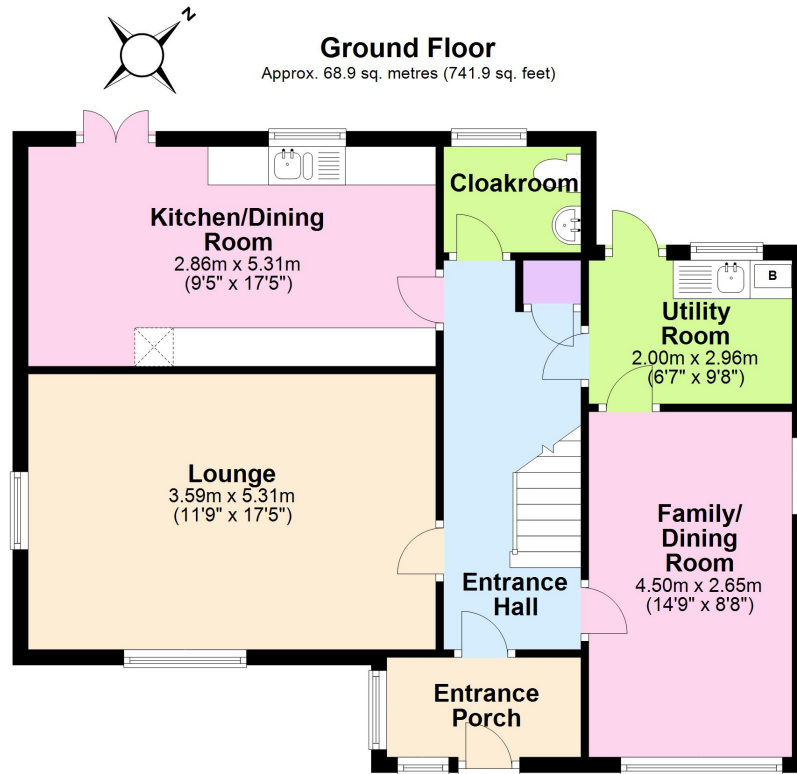
Water and drainage rates are payable.

### Viewing

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

### Money laundering regulations

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



Total area: approx. 116.0 sq. metres (1248.9 sq. feet)

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

**4 The Craft, Sutton St Nicholas, Hereford**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		82
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	
EU Directive 2002/91/EC			