



GENERAL INFORMATION

Tenure
Freehold.

Services
All mains services are connected.

Outgoings
Council Tax: Band E

Viewing
By appointment through the Agents:
Hereford Office
8 King Street
Hereford, HR4 9BW
T: 01432 343477
E: hereford@shandw.co.uk

Ledbury Office
14 The Homend
Ledbury, HR8 1BT
T: 01531 631177
E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.
N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours
MON - THUR 9.00 am - 5.30 pm
FRI 9.00 am - 5.00 pm
SAT (Remotely) 9.00 am - 12:30 pm

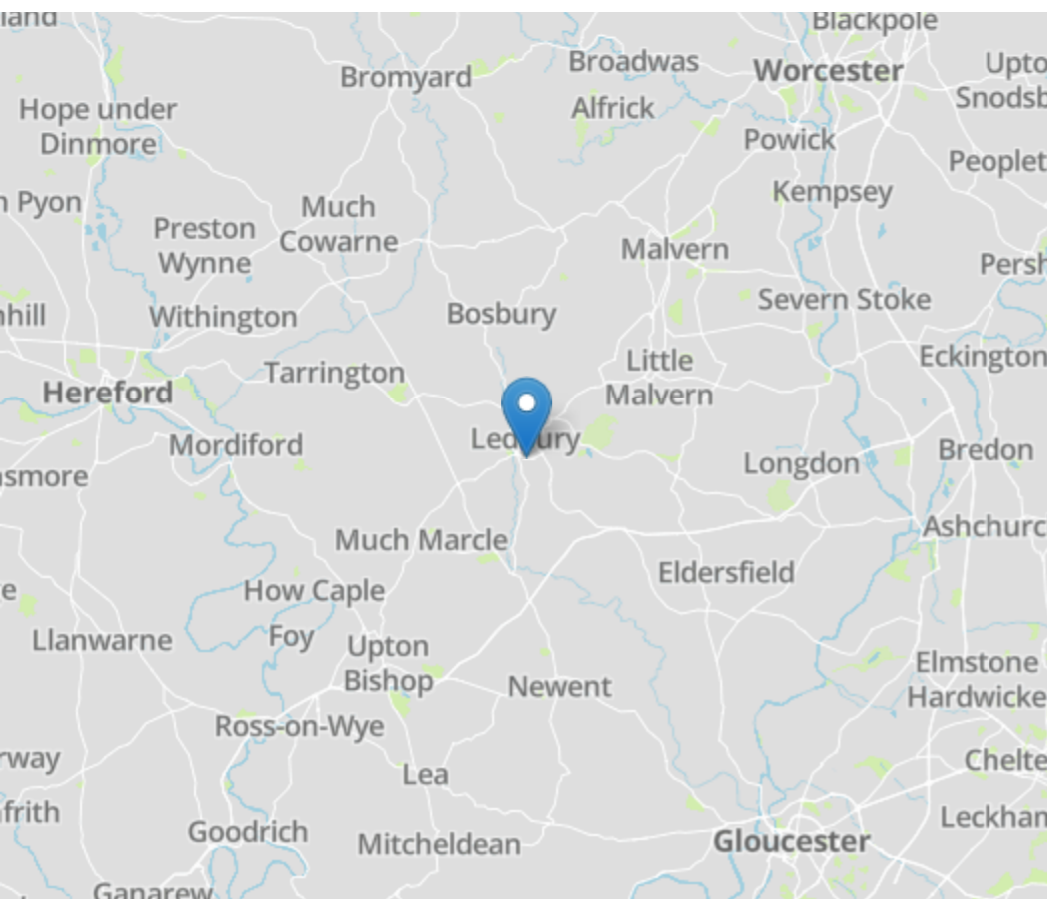
23 Hazle Close
Ledbury HR8 2XX

£545,000



DIRECTIONS

From our office proceed on the High Street continue onto The Southend, at the roundabout take the second exit onto Leaddon Way, continue straight over at the next roundabout, after this you reach another roundabout, take the third exit onto Martins Way then first right into Hazle Close where the property can be found at the top of the cul-de-sac on your left hand side as indicated by the house number.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	80

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



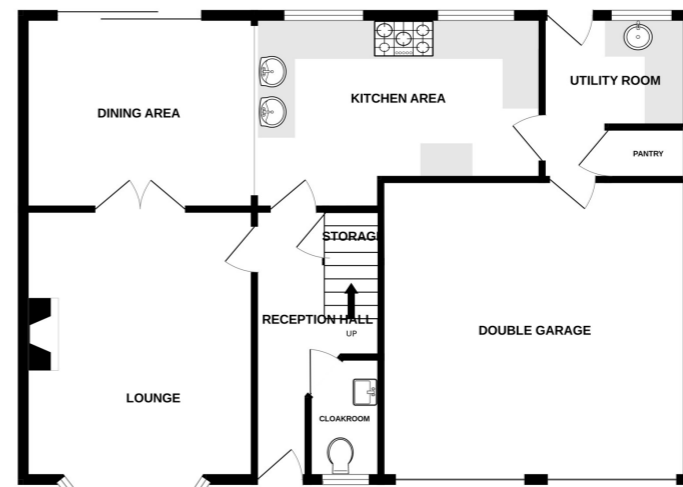
- Set in a cul-de-sac location.
- An Immaculately Presented Detached House.
- Spacious Accommodation.
- Large Kitchen/Dining Room.
- Five Bedrooms.
- Two Bathrooms.
- Good Size Garden.
- Double Garage and Ample Off Road Parking.

Hereford 01432 343477

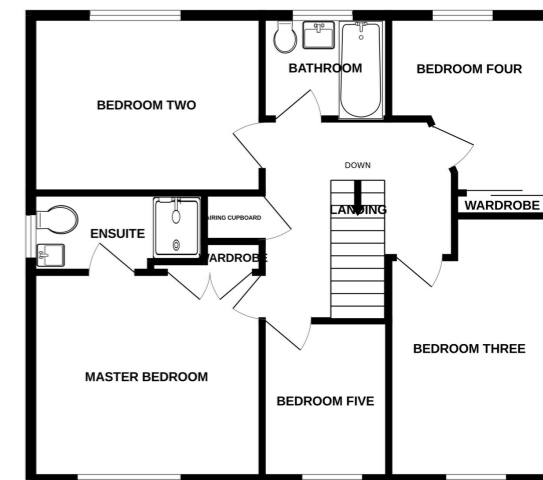
Ledbury 01531 631177



GROUND FLOOR
933 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 1659 sq.ft. (154.1 sq.m.) approx.
Made with Metropix ©2024

23 Hazle Close

Situation and Description

23 Hazle Close is situated at the top of a cul-de-sac on the established Deer Park estate which is within walking distance of the town centre. The property offers immaculately presented and spacious accommodation throughout to include lounge, large kitchen/dining room, utility, five bedrooms, two bathrooms, good size garden, double garage and ample off road parking.

In more detail the accommodation comprises:

Ground Floor

Reception Hall

with radiator, power points, laminate flooring, door to Understairs Storage Cupboard. Doors to:

Cloakroom

with window to front, low flush w.c., pedestal wash basin, radiator, wall panelling.

Lounge

12' 5" x 14' 8" (3.78m x 4.47m) with bay window to front, Adam style fireplace with wooden surround and inset gas Living Flame effect fire, laminate flooring, radiator, power points, T.V point, double doors to:

Large Kitchen/Dining Room

28' 10" x 10' 8" (8.79m x 3.25m) Dining Area: with sliding patio doors to rear opening onto the garden, radiator, power points. Kitchen/Area: with

two windows to rear overlooking the garden, range of Marble worktops with cupboards and drawers under, inset stainless steel sink, space for Range style cooker (present one may remain by separate negotiation), stainless steel extractor hood over, eye level wall cupboards, space for dishwasher and fridge/freezer, tiled splashbacks, power points, tiled flooring, ceiling spot lights. Door to:

Utility Room

with window and door to rear opening onto the garden, range of laminate worktops with cupboards under, inset stainless steel sink, space for washing machine, tiled splashbacks, power points, radiator, tiled flooring, wall mounted central heating boiler, door to walk-in Pantry Cupboard with window to side and shelving. Door to Double Garage.

First Floor

Landing

with hatch to roof space, radiator, power points, door to Airing Cupboard housing the hot water tank and shelving. Doors to:

Master Bedroom

12' 9" x 11' 4" (3.89m x 3.45m) with window to front, radiator, power points, door to wardrobe. Door to:

En-Suite

with window to side, large shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks,

ladder style radiator, extractor fan.

Bedroom Two

12' 9" x 9' 3" (3.89m x 2.82m) with window to rear overlooking the garden, radiator, power points.

Bedroom Three

8' 10" x 14' 4" max (2.69m x 4.37m max) with window to front, radiator, power points, laminate flooring.

Bedroom Four

8' 9" x 9' 1" (2.67m x 2.77m) with window to rear, radiator, power points, sliding doors to fitted wardrobes.

Bedroom Five

6' 9" x 9' 7" (2.06m x 2.92m) with window to front, radiator, power points, laminate flooring.

Bathroom

with window to rear, panelled bath with shower over, vanity unit with inset wash basin, low flush w.c., tiled splashbacks, feature T.V inset into the wall, radiator, extractor fan.

Outside

Approach

The property is approached from Hazle Close via a tarmacadam driveway with extra gravelled parking space and adjacent lawned foregarden with mature inset tree.

Double Garage

18' 4" x 16' 9" (5.59m x 5.11m) with two up and

over doors, power and light connected. Door to Utility Room.

Garden

The rear garden can be accessed via a wooden side gate leading to a gravelled storage area which opens onto a large decked seating area with adjacent lawn and further gravelled seating area with Greenhouse. The garden is enclosed on all sides by fencing and features an outside tap and double electric power point.



Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

At a glance...

- Lounge
12'5 x 14'8 (3.78m x 4.47m)
- Kitchen Dining Room
28'10 x 10'8 (8.79m x 3.25m)
- Master Bedroom
12'9 x 11'4 (3.89m x 3.45m)
- Bedroom Two
12'9 x 9'3 (3.89m x 2.82m)
- Bedroom Three
8'10 x 14'4 max (2.69m x 4.37m max)
- Bedroom Four
8'9 x 9'1 (2.67m x 2.77m)
- Bedroom Five
6'9 x 9'7 (2.06m x 2.92m)
- Double Garage
18'4 x 16'9 (5.59m x 5.11m)

And there's more...

- Immaculately Presented.
- Spacious Detached House.
- Large Kitchen/Dining Room.
- Five Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Double Garage.