

FOR
SALE



Willev View Clehonger, Hereford HR2 9SY

£595,000 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful position in this popular village location, a superb 5 bedroom detached dormer bungalow offering ideal family/retirement accommodation. The property, which is luxuriously finished throughout, has the added benefit of gas central heating, 2 en-suite shower rooms, generously sized living accommodation, private garden with fine views, no onward chain and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Peaceful rural location*
- *Superb 5 bedroom detached dormer bungalow*
- *Luxuriously finished throughout*
- *2 En-suite shower rooms*
- *Private rear garden with fine views*
- *Ideal for family or retirement*
- *Must be viewed!*



ROOM DESCRIPTIONS

Composite entrance door through to the

Spacious Reception Hall

Feature tiled floor, turning carpeted staircase to the first floor landing, understairs store cupboard and door to the

Cloakroom

Low flush WC, vanity wash hand-basin with tiled splashback, tiled floor, recessed spotlighting, extractor fan.

Impressive Lounge

A light and airy room with fitted carpet, double glazed window to the front aspect with roller blind, feature fireplace with hearth, display mantel and woodburning stove, range of lighting, bi-fold doors opening onto the rear patio and garden enjoying fine views across surrounding countryside and open-plan access to the

Superb Kitchen/Breakfast/Dining Room

Extensive range of base cupboards and solid oak worksurfaces, 1½ bowl sink unit with mixer tap over, Quooker hot/cold tap, tiled floor, recessed spotlighting, built-in oven and grill and microwave and warming drawer, large central island/breakfast bar with storage below, kick-board lighting, built-in dishwasher and 4-ring induction hob with splashback and cookerhood over, large built-in fridge and freezer, access door from the Reception Hall and door to the

Utility Room

Single drainer sink unit with mixer tap over, range of base cupboards with solid oak worksurfaces, tiled floor, space and plumbing for washing machine and tumble dryer, double glazed window overlooking the rear garden, door to the rear patio and garden, recessed spotlighting, large walk-in store cupboard (also housing the hot tank and central heating boiler) and door to the

Study

Tiled floor, recessed spotlighting and internal door to the garage.

Downstairs Bedroom 2

Fitted carpet, space for wardrobes, double glazed window to the front aspect and door to the EN-SUITE SHOWER ROOM with large double walk-in shower cubicle, glazed screen and rainwater style showerhead over, vanity wash hand-basin with splashback and mirror over, low flush WC, tiled floor, recessed spotlighting and extractor fan.

From the Reception Hall, the turning carpeted staircase leads to the

Superb Landing

Fitted carpet, recessed spotlighting, 4 Velux rooflights providing ample natural light and door to

Bedroom 1

An impressive room with fitted carpet, radiator, 4 Velux rooflights to the front aspect with pull-down blinds, ample space for wardrobes and door to the EN-SUITE SHOWER ROOM with large shower cubicle and glazed screen, rainwater style showerhead over, vanity wash hand-basin with tiled splashback and cupboard below, ladder style towel rail/radiator, tiled floor, double glazed window to the rear enjoying fine views, Velux rooflight, low flush WC.

Bedroom 3

Fitted carpet, radiator, recessed spotlighting, space for wardrobes and 4 Velux windows to the rear enjoying fine views.

Bedroom 4

Fitted carpet, radiator, recessed spotlighting, ample space for wardrobes, large double glazed window to the rear enjoying fine views.

Bedroom 5

Fitted carpet, radiator, double glazed window to the front aspect and Velux window to the side with blind.

Luxury Bathroom

Suite comprising bath with rainwater style showerhead over, low flush WC, vanity wash hand-basin with tiled splashback, tiled floor, ladder style towel rail/radiator, recessed spotlighting, extractor fan, Velux window to the rear with blind.

Outside

From Poplar Road, the property is accessed via a shared driveway to the front where there is a large area laid to chippings providing ample off-road parking and this leads to the GARAGE with power and light points and internal door to the property. To the immediate rear of the property there is a paved area providing the perfect entertaining space leading onto the remainder of the good size garden which is laid to lawn and enclosed by hedging to maintain privacy and enjoys fine views across surrounding countryside.

Services

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

Outgoings

Council tax band F - payable 2023/24 £3157.03

Water and drainage - rates are payable/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.

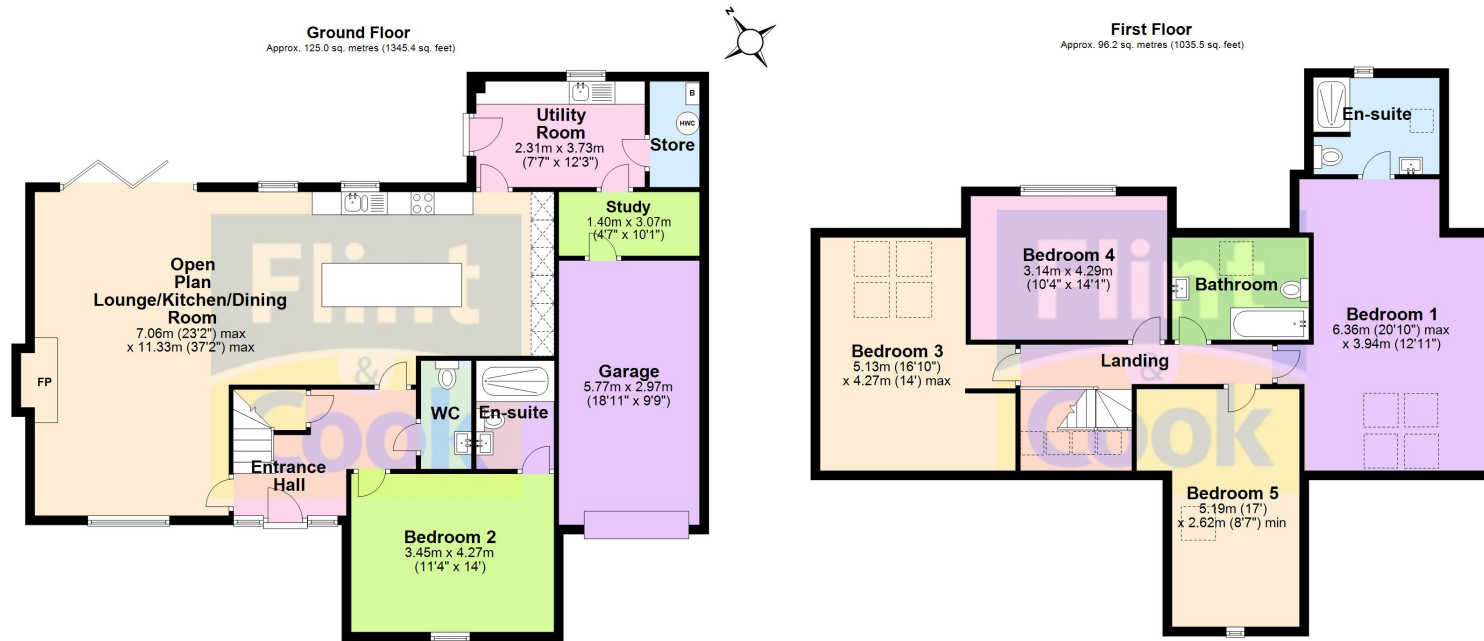
Viewing

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

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road and after passing Belmont Abbey, turn right for Clehonger. On entering the village of Clehonger, turn left for Kingstone, taking the 2nd turning left into Poplar Road. Proceed for approximately half a mile and Willev View is located on the left-hand side.

What3words - briefer.galloped.notch



Total area: approx. 221.2 sq. metres (2380.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	91
(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			