

FOR
SALE



1 Willow Close, Credenhill, Hereford HR4 7FE

£369,950 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful cul-de-sac in this popular village location, a modern 4 double bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, downstairs cloakroom, en-suite shower room, good sized rear garden, ample off-road parking and is being sold with no onward chain. We strongly recommend a viewing.

Hereford City centre is within easy driving distance of the property but there is also a range of amenities available in the village including shop, church, primary school, countryside walks and daily bus services.

POINTS OF INTEREST

- *Modern detached house*
- *4 Bedrooms, 1 en-suite*
- *No onward chain!*
- *Garage & ample off-road parking*
- *Popular village location*
- *Ideal family home*



ROOM DESCRIPTIONS

Ground floor

with partially double glazed entrance door through to the

Entrance hall

With mat-well, fitted carpet, radiator, double glazed side window, under stairs store cupboard, coved ceiling, central heating thermostat, carpeted staircase to the first floor and door to the

Downstairs W/C

Low flush WC, pedestal wash hand-basin with tiled splash-back and wall mirror over, radiator, fitted carpet, double glazed window

Lounge

Fitted carpet, two double radiators, coved ceiling, double glazed window overlooking the rear garden, feature fire surround with hearth, display mantel and built-in gas coal-effect living flame fire, wall and centre lights and double glazed patio doors to the

Conservatory

Of brick and uPVC construction with tiled floor, power and light points, double radiator, opening window vents, central ceiling fan and single door to the rear patio/entertaining area.

Dining room

Fitted carpet, radiator, coved ceiling, double glazed window to the front aspect enjoying a pleasant outlook across the front garden with vertical blinds.

Kitchen

Comprising 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample work-surfaces, tiled floor, radiator, built-in single oven and 4-ring gas hob with cooker hood over, display shelving, double glazed window overlooking the rear garden, tiled splash-backs, space for upright fridge/freezer, built-in dishwasher and door to the

Utility Room

Single drainer sink unit, work-surface with space and plumbing below for automatic washing machine and tumble dryer, base cupboard, eye level wall mounted wall cupboard, wall mounted gas central heating boiler, tiled splash-backs, tiled floor, radiator and personnel door to the side garden.

First floor landing

With fitted carpet, access hatch to loft space, coved ceiling, airing cupboard and door to

Bedroom 1 with en-suite

Fitted carpet, radiator, double glazed window to the front aspect, range of fitted wardrobes with folding doors and door to the En-suite

Shower Room with low flush WC, pedestal wash hand-basin with tiled splash-back, glass shelf and wall mirror and light over, separate tiled shower cubicle with glazed screen, radiator, fitted carpet, extractor fan, double glazed window with vertical blinds.

Bedroom 2

Fitted carpet, radiator, double glazed window overlooking the rear garden and large fitted wardrobe with folding doors.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect and large fitted wardrobe with folding doors.

Bedroom 4

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

Bathroom

Suite comprising bath with handheld shower attachment over, pedestal wash hand-basin, low flush WC, radiator, vinyl flooring, extractor, double glazed window, partly tiled wall surround, glass display shelf with wall mirror and light over.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs with central tree and paved pathway leading to the side, continuing to provide access to the rear.

A double width driveway provides ample off-road parking facilities for at least 4 vehicles and this leads down to the GARAGE with up-and-over door, power, light points and ample storage.

To the immediate rear of the property, there is a good sized paved patio/entertaining area offering an ideal suntrap and this leads onto the remainder of the garden which is attractively laid to lawn, bordered by a variety of flowers and shrubs and well enclosed by mature trees and fencing to maintain privacy. There is a useful outside tap, timber garden shed and light and water feature.

Directions

Proceed west out of Hereford City centre on the Whitecross Road, taking the 2nd exit at the Monument roundabout onto Kings Acre Road. At Wye Vale Garden Centre turn right signposted to Credenhill. On entering the village of Credenhill, turn left into Dovecot Lane, 3rd right into Hillside View and then 1st left into Willow Close.

Services

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

Outgoings-

Council tax band E - £2975.22 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

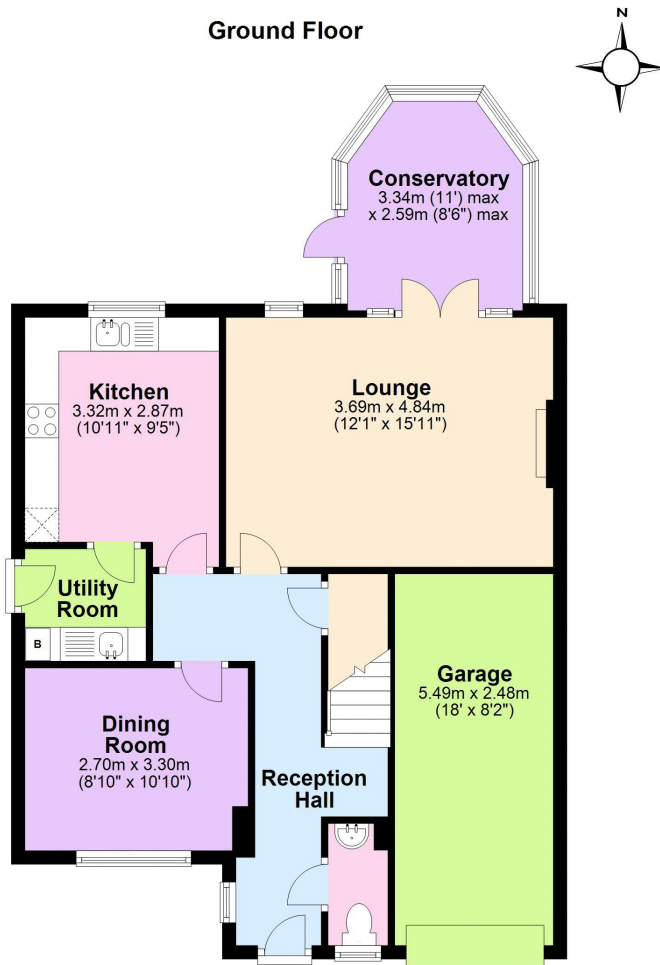
Monday - Friday 9.00 am - 5.30 pm

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.

Ground Floor



First Floor



Total area: approx. 137.6 sq. metres (1480.9 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		81
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	