

FOR
SALE



2 Ryder Close, Hampton Park, Hereford HR1 1XR

£475,000 - Freehold

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

PROPERTY SUMMARY

In a highly sought after location an impressive 4 bedroom detached house with 3 reception rooms fitted kitchen, utility, conservatory, detached garage and carport and ample parking. Ideal for family or retirement and must be viewed. Peacefully situated in one of Hereford's most sought areas , a rare opportunity to purchase.

The property which is in excellent order throughout , has gas central heating, double glazing, attractive landscaped garden, ensuite shower room ample parking generously sized accommodation.

POINTS OF INTEREST

- *sought after location*
- *impressive detached house*
- *4 Bedrooms*
- *3 Reception rooms*
- *En-suite to main bedroom*
- *Detached garage*
- *Ample parking*
- *Ideal for a family*



ROOM DESCRIPTIONS

Entrance

Canopy porch with outside light and double glazed entrance door through to a spacious reception hall with laminate flooring, radiator, under stairs storage cupboard, carpeted stair to the first floor, central heating thermostat, and door to the large lounge.

Lounge

A light and airy room with fitted carpets, dado rail, large bay window to the front and side window, feature fireplace with hearth, display mantle and gas fire, 2 double radiators, open plan access to the dining room

Dining Room

With fitted carpet, radiator, dado rail, patio door to the rear garden and double glazed door to the large conservatory.

Fitted Kitchen

Comprising 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splash backs, tiled floor, double radiator, fitted double oven with cupboards above and below, built in refrigerator and dishwasher, four ring hob with hood over, window overlooking the rear garden, door leading to the utility room.

Conservatory

With brick and UPVC construction with feature engineered oak flooring, opening window vents, power points and double doors to rear garden.

Utility Room

With tiled floor, radiator, double glazed window and door to rear garden, work surfaces, space and plumbing above and below for washing machine and tumble dryer, wine rack, space for upright freezer and sliding door to the downstairs cloakroom, with wash hand basin, tiled floor, double glazed window and wall mirror.

Study / Family Room

With fitted carpet, double radiator, built-in desk, double glazed side window with vertical blinds

First Floor Landing

Fitted carpet, built-in airing cupboard housing combination boiler, radiator, large pull down hatch with ladder to loft, door to bedroom one

Bedroom 1

Fitted carpet, radiator, double glazed window to front with a pleasant outlook to Dinedor in the distance, a range of fitted wardrobes, bedside cabinets and dressing table and door to the EN-SUITE comprising - pedestal wash hand basin, low flush WC, shower cubicle with glazed door, partially tiled wall surround, wall mirror, extractor fan and carpet.

Bedroom 2

With laminate flooring, radiator, double glazed window to the rear and a range of fitted wardrobes.

Bedroom 3

Fitted carpets, radiator, double glazed window to the rear, range of fitted wardrobes with mirrored sliding doors with additional storage at the rear.

Bedroom 4

Fitted carpet, radiator, double glazed window to the front aspect, raised bed unit with a cupboard below and shelf over.

Bathroom

Modern suite, comprising bath with shower unit and glazed screen over, vanity wash oak cupboard, hand basin with cupboard below, oak shelf, bidet, low flush WC, tiled floor and wall surround for easy maintenance, double glazed window, recessed lighting, display shelf, shaver socket, ladder style towel rail, radiator and mirror fronted medicine cabinet.

Outside

To the front there is an extensive driveway providing ample off road parking facilities with a carport to side, access to a detached single garage having up and over doors with power and lighting, ample storage space, double glazed window to the rear, solar panel controls and workbench.

The remainder of the front garden is laid to lawn with access to rear gained from both sides of property.

To the rear of the property there is a good sized paved patio providing a perfect entertaining space, the remainder of the well maintained garden laid to lawn, bordered by flowers and shrubs, enclosed by trees, high fencing and hedging maintaining privacy. There is a useful outside tap and range of lighting and garden shed.

Agent's Note

The property benefits from solar panels and more information can be obtained from the vendors upon request.

Outgoings

Council tax band D, payable 2024/25 £2307.34

Viewings

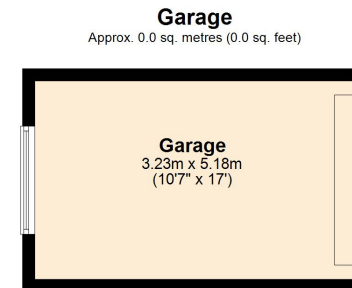
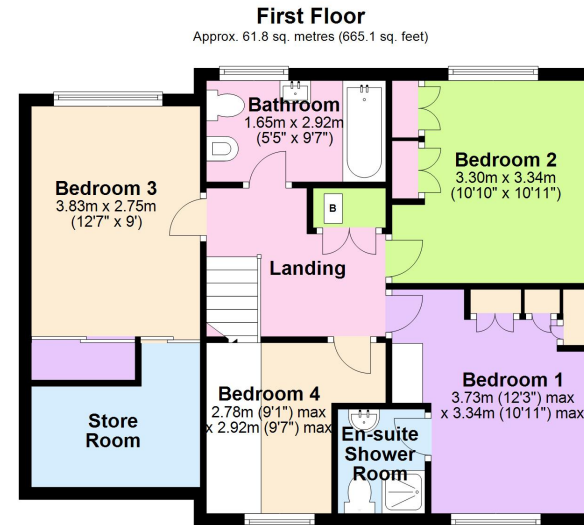
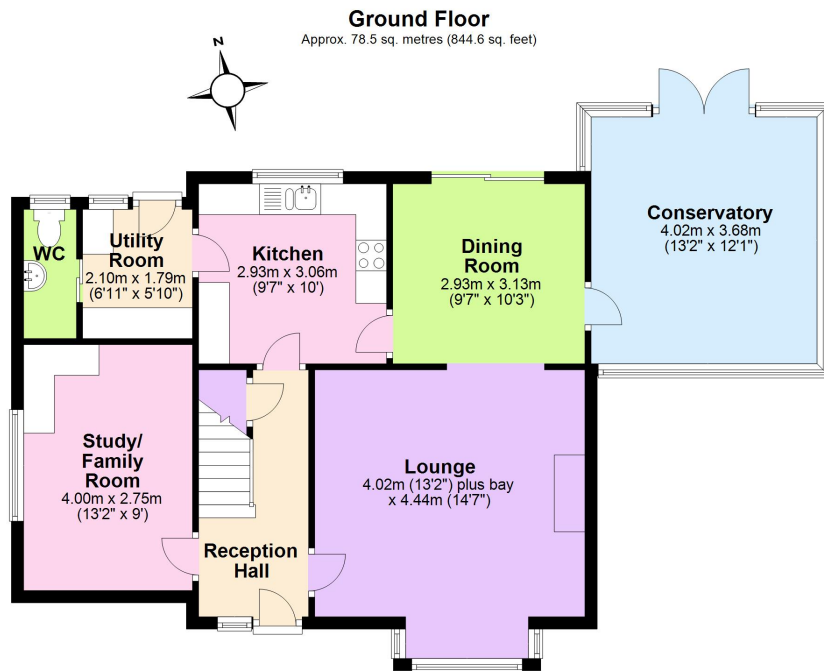
Strictly by appointment through the Agent, Flint & Cook 01432 355455

Directions

proceed east out of Hereford city along Bath Street to St Owen Street then turn right into Eign Road, into Hampton Park Road left into Nimrod Drive then turn third right into Ryder Close.

Money Laundering Regulations

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



Total area: approx. 140.3 sq. metres (1509.7 sq. feet)

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

2 Ryder Close, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			