



**Stump Hedges Paradise Green, Nr Hereford, HR1 3DW. No Onward Chain £370,000**

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HR1 3DW**

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### **PROPERTY FEATURES**

- **A Spacious Detached Bungalow**
- **4 Bedrooms**
- **Lounge**
- **Dining Room**
- **Conservatory**
- **Family Bathroom**
- **Shower Room**
- **Adjoining Garage with Storeroom**
- **Gardens To Front, Side & Rear**
- **Village Location and views**

**To view call 01568 616666**





Situated in the sought after north Herefordshire village of Marden, a spacious and extended detached bungalow offering flexible accommodation to include a reception hall, lounge with wood burning stove, dining room, kitchen, rear conservatory, 4 bedrooms, main bathroom, additional shower room and outside attractive gardens to front, a large rear garden backing on open countryside, an adjoining garage with storage/utility room and rear porch/sunroom. The property is well positioned within Marden village and close by is a village store/minimarket and a post office. Marden is only a short drive away from the cathedral city of Hereford, having a further good range of amenities to include multi national shops and a train station.

A glazed panelled door opens into an enclosed porch having a window to front and a door opening into the reception hall.

The reception hall has an inspection hatch to the loft space above, a door into a cloaks cupboard and doors off to the living accommodation.

The good size lounge has a feature fireplace with a wood burning stove standing on a tiled hearth with a stone surround and mantle shelf over. The lounge has wall lighting, a UPVC double glazed window with an attractive outlook to the rear and open plan off the lounge is a dining room.

The dining room has room for a dining table, connecting door to the kitchen and open plan off the lounge and dining room is a rear conservatory.

The good size conservatory has full length UPVC double glazed windows overlooking the rear garden and a sliding door giving access to the garden.

From the reception hall a door opens into the kitchen having a working surface with an inset, stainless steel sink unit, cupboards under and a further working surface with base units of cupboards and drawers. The kitchen has matching eye-level cupboards, room for an electric cooker, plumbing for a washing machine, vinyl floor covering, room for an upright fridge/freezer and a connecting door into the adjoining garage.

From the reception hall a door opens into bedroom one. The good size, double bedroom has a UPVC double glazed window overlooking gardens and fields to the rear, also a built-in wardrobe fitment with double opening doors and storage over and ample room for bedroom furniture.

Bedroom two is also a good size double bedroom having a built-in wardrobe fitment and a UPVC double glazed window to side.

Off the reception hall a door opens into the family bathroom having a suite to include a side panelled bath, wash hand basin with vanity unit under and a low flush W.C. The bathroom is tiled from floor to ceiling height, a frosted UPVC double glazed window to front, shaver socket and doors into an airing cupboard

housing a factory insulated hot water cylinder.

From the reception hall a door opens into an inner hallway leading to further accommodation which could also be used as an annex, with doors to:

A sitting room/Bedroom three with a UPVC double glazed window to front and a window to side. Bedroom four is also generously sized having windows to front and side and a built-in wardrobe fitment. Shower room having a shower cubicle with a glass shower screen, mains fed shower over, a low flush W.C and a wash hand basin with vanity unit under. The shower room has wet walling to splashbacks, shaver socket and a heated towel rail.

#### OUTSIDE.

The property is situated in an attractive position within Marden village and has a good size brick paved driveway to front with parking for plenty of vehicles. There is an attractive front garden which is laid to lawn with well stocked floral and shrub borders and gravelled garden areas. There is also outside lighting and at the end of the driveway an up and over door gives access into the garage.

#### GARAGE.

The good size garage has power, lighting, a glazed panelled door to the front, window to side, worktops and storage cupboards. A door from the garage opens into a useful utility/store room with lighting, power and also housing an oil fired boiler heating hot water and radiators as listed. Off the garage is a rear porch/sunroom having UPVC double glazed windows overlooking the rear gardens and a door leading out to the gardens.

To the side of the property is secure gated access leading to a side gravelled garden with a variety of trees. The side garden then leads to the rear garden.

#### REAR GARDEN.

The property enjoys a good sized private rear garden which backs onto countryside behind. The attractive garden is laid mainly to lawn and has an ornamental fish pond, floral and shrub borders and to the rear of the garden is potential for a large vegetable plot. Also situated in the rear garden is a timber built storage shed, a greenhouse and hidden away to the other side of property is a modern oil tank supplying the central heating system.

#### SERVICES.

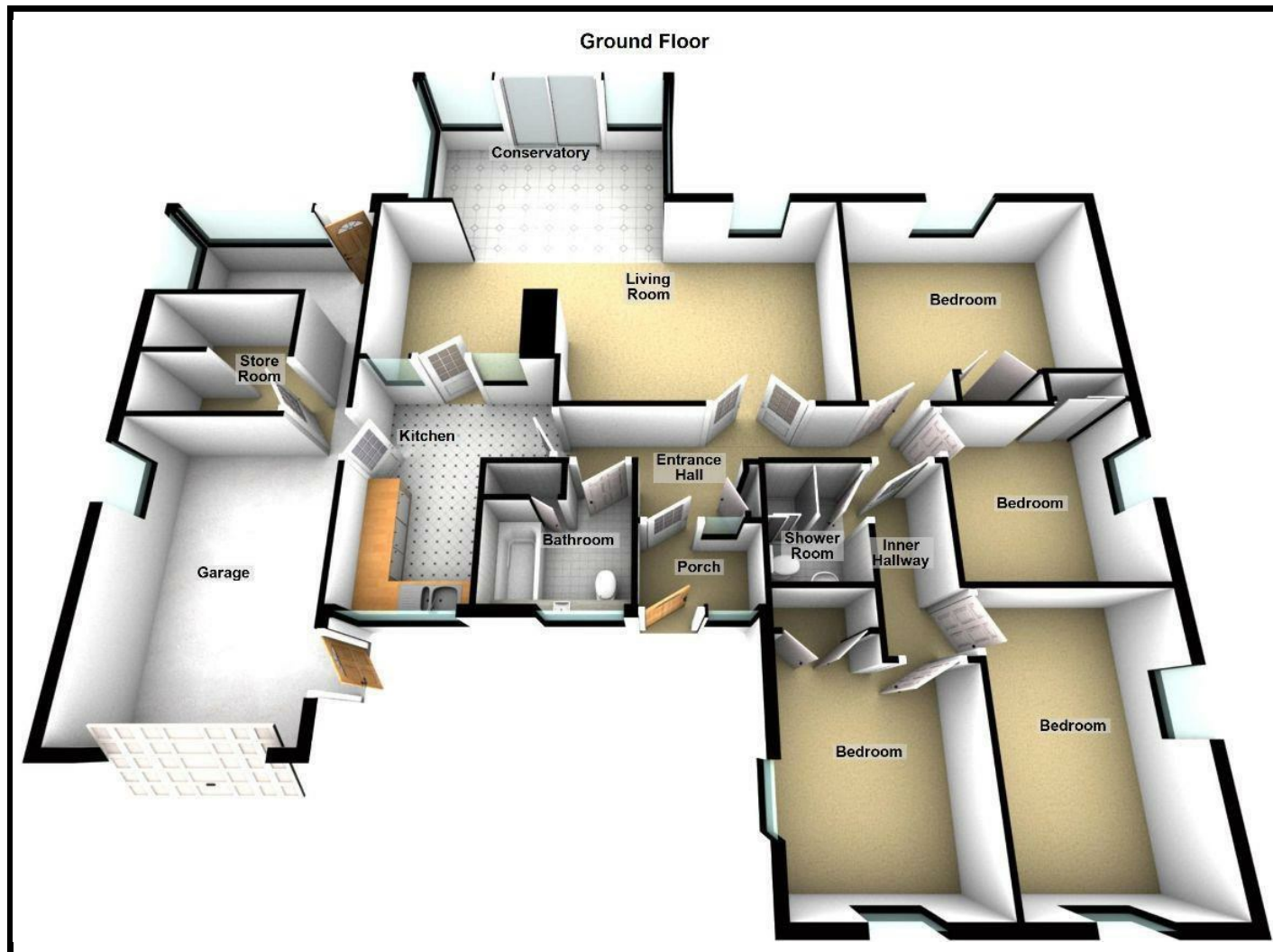
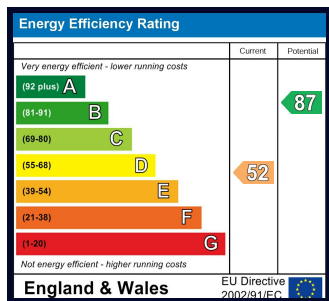
Mains water, private drainage and oil fired central heating. The property also has a well, that could be reconnected to supply water

## ROOMS AND SIZES

Reception Hall	
Lounge	4.67m x 3.81m (15'4" x 12'6")
Dining Room	2.97m x 2.62m (9'9" x 8'7")
The Conservatory	4.47m x 2.77m (14'8" x 9'1")
Kitchen	4.01m x 2.03m (13'2" x 6'8")
Bedroom One	4.32m x 3.23m (14'2" x 10'7")
Bedroom Two	3.12m x 2.97m (10'3" x 9'9")
Bathroom	
Sitting Room/Bedroom Three	4.19m x 2.84m (13'9" x 9'4")
Bedroom Four	3.56m x 2.82m (11'8" x 9'3")
Shower Room	
Garage	4.90m x 3.43m (16'1" x 11'3")
Porch/Sunroom	3.48m x 1.55m (11'5" x 5'1")
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - D  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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