



AYLESTONE HILL, HEREFORD, HR1 1JJ

A Charming & Beautifully Presented 3 Double Bedroom Detached Cottage, situated at the bottom of popular Aylestone Hill, overlooking farmland and Offered With No Onward Chain.

Entrance Hall – Sitting Room – Kitchen/Breakfast Room – Dining Room/ Snug – Downstairs WC – Landing – Main Bedroom inc. Walk-in Wardrobe & Dressing Area – 2 Further Double Bedrooms – Family Bathroom – Storage – Secure Rear Garden – Off-Road Parking For 2 Vehicles

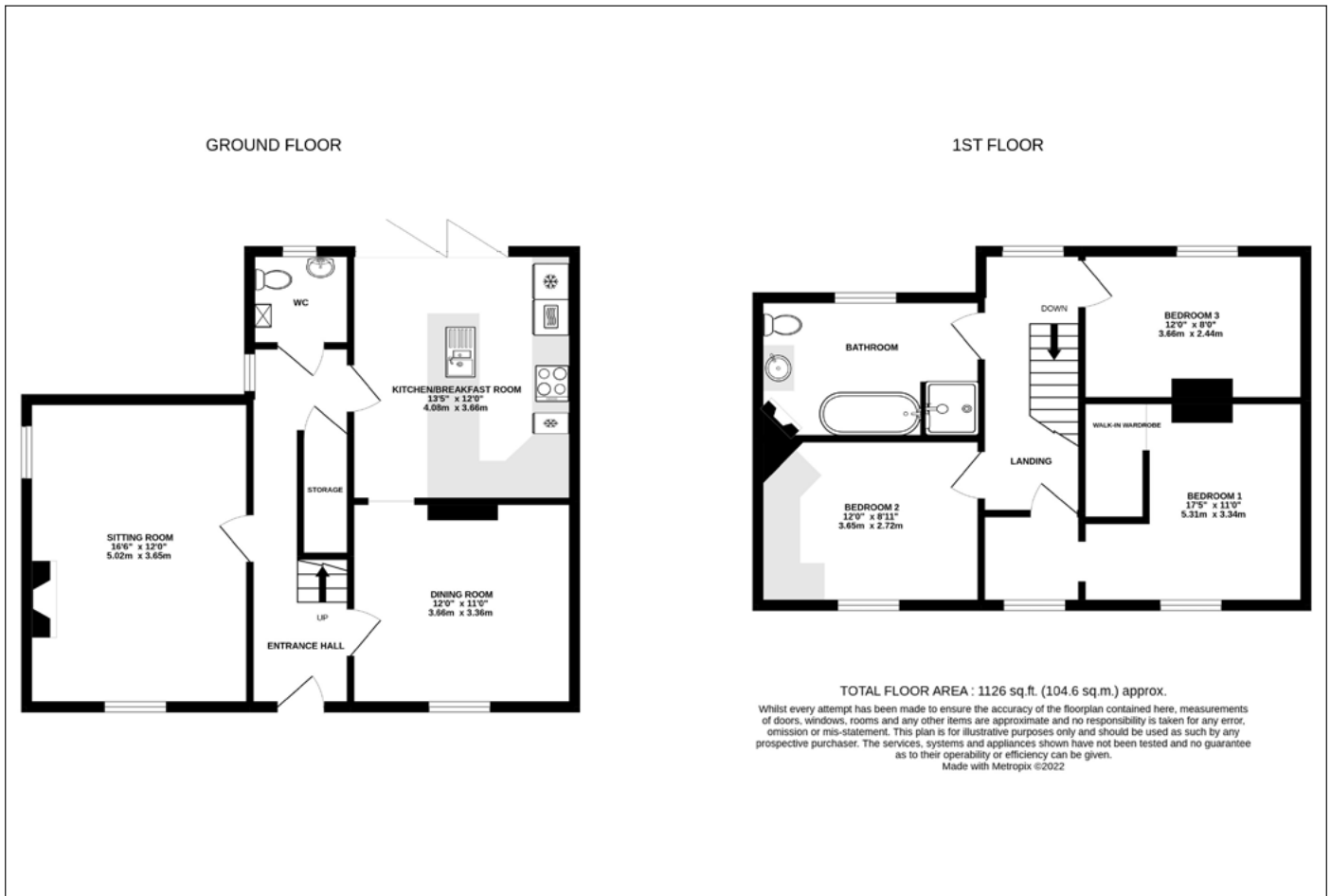


THE PROPERTY

Boasting a stunning modern Kitchen/Breakfast Room with solid Oak Island and bi-folding doors with integrated blinds creating an open flow out to the rear garden. The property offers plenty of space downstairs and is ideal for hosting guests. Upstairs are 3 Double Bedrooms, the first of which includes a walk-in wardrobe & dressing area, with fantastic views across the countryside landscape.

The property enjoys an excellent location on popular Aylestone Hill, where the City's edge yields to open farmland. A short stroll past Legges - delicatessen, butcher and sandwich shop offering a wide range of local produce and own farmed meat, lies the open 47 acres of Aylestone Park; ideal for dog walking and outdoor pursuits. Under a mile away are the Hereford Sixth Form, Art and Technology Colleges and Nuffield Hospital while a quarter mile further are the County Hospital and Hereford railway station. Benefitting from immediate access to the Worcester Road means the M5 is only 27 miles.





Entrance Hall – Stepping under the timber frame open front porch into the Entrance Hall, which includes tile flooring and good-size under-stairs cupboard, useful for coats & shoes. At the far end is the Downstairs WC, housing the boiler.

Sitting Room – The main reception room is spacious and fully carpeted, enjoying a lovely front outlook and working gas fireplace upon marble hearth at its focal point.

Dining Room/Snug – A further reception room across the hall, fitted in warm solid wood flooring, which runs through into the Kitchen. Original stone fireplace in which sits a log-burner effect vintage style heater, perfect for winter evenings. Excellent as either a formal Dining Room

or Snug, with line of sight from the Kitchen.

Kitchen/Breakfast Room – A stunning modern Kitchen, fully fitted in an array of white high gloss units, complimented beautifully by solid wood island and countertops. Of particular note is the sizeable corner pantry cupboard unit, providing extra storage. Integrated appliances include Zanussi combination oven, fridge/freezer & extractor fan hood, Gorenje dishwasher & electric hob, Caple wine cooler, Samsung washing machine and Candy tumble dryer. Fully glazed bi-folding doors open out to provide complete open flow to the garden patio, creating an amazing space for summer parties.



Main Bedroom – A well-proportioned carpeted Double with amazing front aspect countryside views. The walk-in wardrobe is complete with both fitted shelving & hanging rails and a TV alcove with both power & aerial sockets. Small additional dressing area through open arch.

Bedroom 2 – Further Double Bedroom across the Landing, fitted in wood effect laminate flooring. Also enjoys the lovely views and includes fitted wardrobes with full-length mirror doors.

Bedroom 3 – The final Bedroom is also fitted in wood effect laminate

flooring and has space for a double bed and wardrobes. The fireplace is no longer in use but still provides a nice visual feature to the room.

Family Bathroom – Modern white Bathroom suite; including fully tiled shower with thermostatic unit, luxurious full-size deep bath with freestanding chrome tap, circular basin upon marble vanity unit with Oak storage cupboard, chrome mixer tap and low flush WC.

Loft access with ladder. Loft insulated and boarded. Engineered Oak Panel doors throughout.

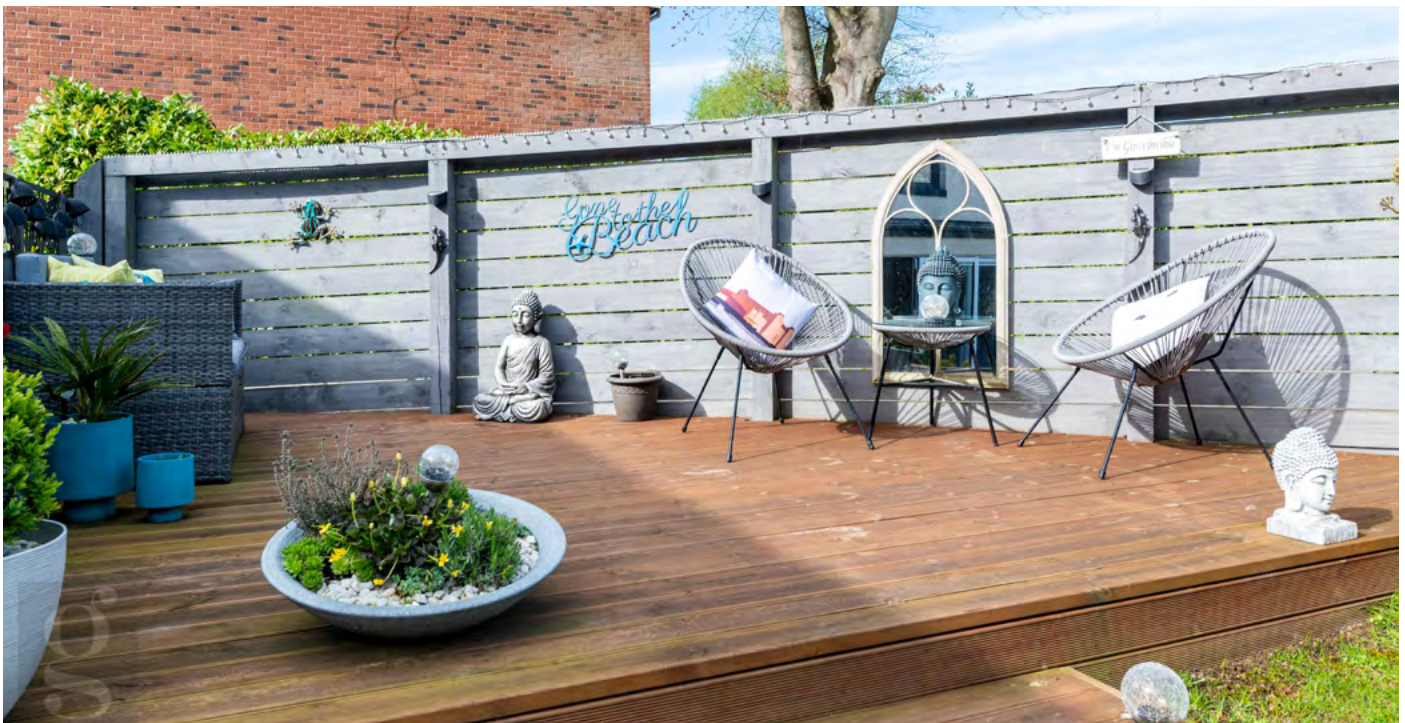




OUTSIDE

The garden has been well designed to maximise the space and create a delightful area for both relaxing and hosting. There is room on the patio for an outdoor table & chair set, while steps lead up to the lawn with exotic plants at its perimeter, which is securely fenced. To the left is a further raised decking area, which creates additional living space for socialising or relaxing. Down the side of the house is space for outside storage, a fitted tap and outside shower. There is direct access onto the driveway, which provides off-road parking for 2 vehicles.







PRACTICALITIES

Herefordshire Council Tax Band 'D'

Gas Central Heating

Double Glazed Throughout

All Mains Services

Fitted Alarm System

Superfast Fibre Available

DIRECTIONS

From Hereford City, head north-east on Commercial Road (A465) towards Worcester. At the mini-roundabout at the top of Aylestone Hill, proceed straight over and down to the very far side of the hill. On the left-hand side immediately past Legges, the property can be found on the left-hand side in Aylestone Gate.

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