



Ballingham, Hereford

Guide Price £550,000

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A Spacious 4 Bedroom Detached Bungalow, benefitting from a large attached garage and enjoying an enviable peaceful rural location, all set down a quiet lane in Ballingham, Hereford.

Porch – Entrance Hall – Sitting Room – Dining Room – Kitchen – Utility Room – WC – Conservatory – Main Bedroom & Ensuite – Airing Cupboard – 3 Further Bedrooms – Bathroom – Attached Garage – Driveway – Well Established Gardens

The property provides 4 bedrooms including one Ensuite, capacious Sitting Room, stunning private gardens & West-facing conservatory to take in glorious sunsets. A large attached garage and expansive driveway provide plentiful parking and practical storage, while the impressive interior footprint extends to over 2,100 square feet.

Quietly positioned down a country lane yet within a 20 minute drive of the city centre, the village of Ballingham is an idyllic Rural Setting.. The neighbouring villages of Holme Lacy, Hoarwithy and Fownhope each offer a selection of local amenities, from Primary School, cosy pubs and farm shops to everyday essentials, all just a short scenic drive away.

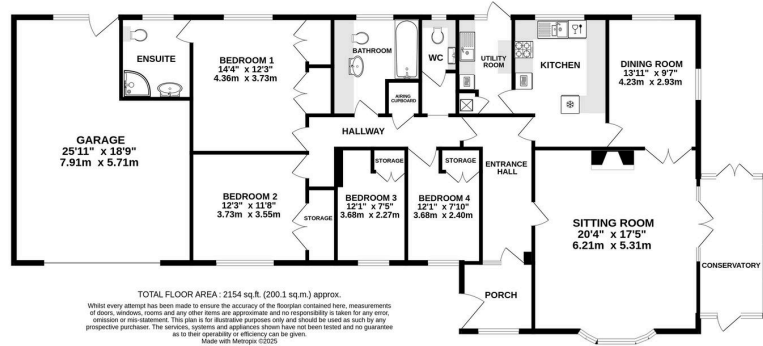
The Property

Porch & Entrance Hall: A spacious tiled porch sets the tone for the home, offering a practical and sheltered welcome. Step inside to a generously sized entrance hall, fully carpeted for comfort and warmth, with ample space to accommodate coat stands, shoe storage, or even a welcoming console table for computer use. The Hall provides a distinct separation of living space and sleeping area.

Sitting Room: At the heart of the home lies an impressively spacious sitting room, designed for both relaxation and social gatherings. A stylish Faber gas fireplace creates a welcoming focal point, casting a soft, ambient glow on cooler evenings. A large bay window frames views over the front garden while bathing the room in natural light throughout the day. Wood-effect laminate flooring adds warmth underfoot and flows gracefully into the adjoining dining room and



GROUND FLOOR
2154 sq.ft. (200.1 sq.m.) approx.



• Private Wrap Around Gardens • Peaceful Rural Setting

• Large Sitting Room

• Parking for Multiple Cars

• Double Garage with Workshop

• Private Driveway

