



3 Little Paradise, Marden, Hereford, HR1 3DR

Guide Price £349,950



ANDREW MORRIS
Estate Agents

Build date: mid 60s

Approximate Area: 93 sq.m x 1008 sq.ft

THE PROPERTY: This detached bungalow offers well-presented accommodation with spacious rooms. You enter the home through a central hallway which gives access to the front living room which enjoys lots of sunlight flooding through the large window. From here you can access the modern kitchen/dining room having a wealth of cabinets and work surface as well as integrated appliances. There is a conservatory that offers a pleasant place to sit and enjoy views to the garden. The hallway also offers access to the three bedrooms, all of which are large enough to fit a double bed and furniture. The principal bedroom also has an en-suite shower room for convenience and there is a formal family bathroom. Moving outside, the property offers low-maintenance gravel gardens and driveway parking in front of a single garage. The rear garden is a private space that is also gravelled for easy maintenance but is a well-proportioned size.

LOCATION: The home is situated on a pleasant cul-de-sac within the highly popular, semi-rural village of Marden offering a pleasant outlook and a private rear garden. This property enjoys essential amenities being found nearby, including a convenient shop, a well-regarded primary school, and a vibrant community centre. For additional services, the charming villages of Moreton-on-Lugg and Bodenham are just a short drive away. The bustling cathedral city of Hereford is only 7 miles from the home, offering a wealth of options for shopping, dining, leisure and entertainment.



ACCOMMODATION: Approached from the front, in detail the property comprises:

Hallway: having attic hatch, cupboard housing combination boiler, doors to living room, bedrooms and bathroom.

Living Room: 12'7" x 13'1" - large window to front aspect, electric fire, opening through to the kitchen/dining room.

Kitchen/Dining Room: 10'2" x 18'7" - dual aspect windows to rear and side aspects, fitted units, work surface with inset sink, built-in eye level oven, 4 ring hob with extractor hood over, integrated fridge and freezer units, space for washing machine, breakfast bar, space for dining table, door to conservatory.

Conservatory: 10' x 10'2" - French doors to the garden, fully double-glazed with reflective roof.

Bedroom One: window to rear aspect, fitted wardrobes, cupboards and drawers, door to the ensuite.

En-Suite: cubicle with mains mixer shower, toilet, vanity wash basin.

Bedroom Two: window to front aspect, built-in wardrobe.

Bedroom Three/Study: window to front aspect, built-in wardrobe.

Bathroom: frosted window to rear aspect, bath with shower attachment, vanity wash basin, toilet, towel radiator.

Outside: To the front of the property is a gravel garden for easy maintenance with pathway to the front door and a brick driveway in front of the single Garage. Gated pathways to either side of the property give access to the private rear garden which offers a patio seating area and gravelled gardens with pleasant shrub and flower borders.

Council Tax Band - D

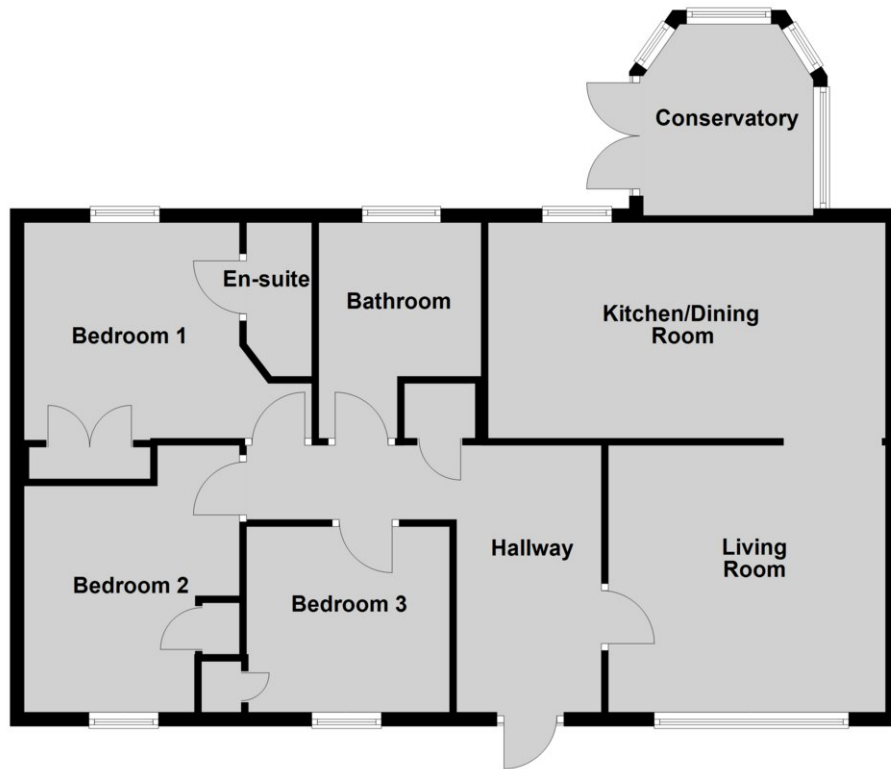
Services - All mains services are connected to the property. There is a gas central heating system.

Agent's Note - None of the appliances or services mentioned in these particulars have been tested.



Ground Floor

Approx. 93.7 sq. metres (1008.6 sq. feet)

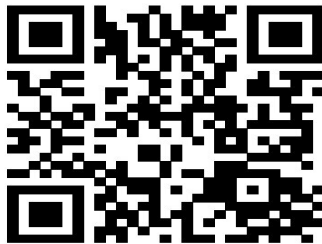


Total area: approx. 93.7 sq. metres (1008.6 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		62	77



Route Directions: The property can be found by leaving the city in a northerly direction on the A49. Turn right into the village of Moreton on Lugg. Proceed through the village passing over the railway line and follow the country lane. At the junction turn left and proceed into the village of Marden. Proceed along the road and pass the shop. Turn left into Little Paradise and the property will be located on your right hand side.

KEY FEATURES

- Detached bungalow
- Three double bedrooms
- Modern kitchen/dining room
- Well-presented and spacious
- Private rear garden
- Driveway parking and garage
- Popular village with amenities
- 7 miles north of Hereford



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