



Williams

Williams Estate Agents

Present:

46
Venns Lane
Hereford, HR1 1DT

Guide Price £800,000

Superb Detached Property - Four en-suites and family bathroom - Finished to a high standard throughout - Flexible Accommodation/ Annex Potential - Amazing Living Space With Retractable Doors To Garden - Envious Location In Sought After Area



46 Venns Lane, , Hereford, HR1 1DT

The Property: This impressive five-bedroom detached home has been recently extended and upgraded to a high standard, offering spacious and versatile accommodation within easy reach of Hereford city centre. Set back from the road, the property is approached by a generous driveway with parking for several vehicles and a landscaped front garden. The exterior, finished in white render with timber cladding, gives a contemporary feel that continues throughout the home. Inside, the welcoming entrance hall leads to flexible living spaces, including a study, utility room, and the potential to create an annexe with its own reception, wet room, and bedroom. The main living areas include several reception rooms, each with patio doors opening to the garden, ideal for use as a snug, dining room, or playroom. The standout feature of the ground floor is the open-plan kitchen and family room, complete with underfloor heating, granite work surfaces, integrated appliances, and a central island. Large retractable doors open onto a porcelain-tiled terrace, making this the perfect space for both family living and entertaining. Upstairs, the principal bedroom suite includes a dressing area, en-suite, and private balcony with views towards Hereford. Three further double bedrooms, two with en-suites, and a family bathroom complete the accommodation.





ACCOMMODATION

Please View Video For Layout. Floorplan To Follow

Entrance Hall

With feature wooden flooring and staircase, with galleried landing and lovely picture window. Leading onto :

Living Area

With open plan living to include a luxury kitchen with granite worksurfaces and island, underfloor heating, integrated touch open cabinets, feature lit wine rack, integrated appliances. Further dining and sitting area with amazing retractable doors to the patio and garden.

Utility room

Study

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Reception 2

Reception 3

Additional Accomodation

Which leads to the Garage, a further reception room with En suite shower room, separate staircase to first floor separate bedroom and en suite.

Main First Floor

With four bedrooms with en suites, a family bathroom and feature landing with lighting and window providing natural light. The main bedroom also enjoys a balcony offering views toward the West of Herefordshire.

Exterior

The property is approached over a sweeping driveway for a number of cars with the rear garden laid to extensive patio and lovely private lawned garden.

Hereford Office

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Free Mortgage Advice

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Score	Energy Rating	Current	Potential
92+	A		
81-91	B		B
69-80	C	C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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