



**8 Centurion Way**

Credenhill, HR4 7FF

**Andrew Grant**



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3 Bedrooms    2 Bathrooms    2 Reception Rooms

Modern three-bedroom home with two reception rooms, quality kitchen, easy care garden and garage, ideal for family living in Credenhill.

- Modern three-bedroom house arranged over two floors with two reception rooms.
- Spacious living room with feature fireplace and open archway to a separate dining area.
- Gravelled rear garden with paved seating areas, raised planters, trees and timber shed.
- Tarmac driveway leading to an integral garage providing off-road parking and storage.
- Residential setting in Credenhill within easy reach of local amenities, transport links and countryside.

This modern three bedroom house offers well balanced accommodation arranged over two floors. On the ground floor a comfortable living room with a feature fireplace opens into a bright dining area with French doors to the garden while the adjacent kitchen is fitted with cupboards, integrated cooking appliances and a back door. Upstairs are three bedrooms including a principal bedroom with built in storage and a shower room, a second double bedroom, a versatile third bedroom and a family bathroom. A convenient airing cupboard on the landing and access to the loft via a ladder completes the accommodation. Outside, the gravelled rear garden is designed for ease of maintenance and the front driveway leads to an integral garage.

1286 sq ft (119.5 sq m)







## The kitchen

Designed for everyday cooking , the kitchen offers a practical U shaped layout with a good range of cupboards and worktops. It includes an integrated gas hob with oven beneath and space for appliances. A part glazed back door opens to the outside and track lighting and tiled flooring complete the space.





## The dining room

Ideal for family meals or entertaining, the dining room sits between the living room and the rear garden. Twin glazed French doors open to a paved terrace, forming a direct link with the outside and bringing in garden views. Wood effect flooring and an arched opening to the living room enhance the sense of space and flow.





## The living room

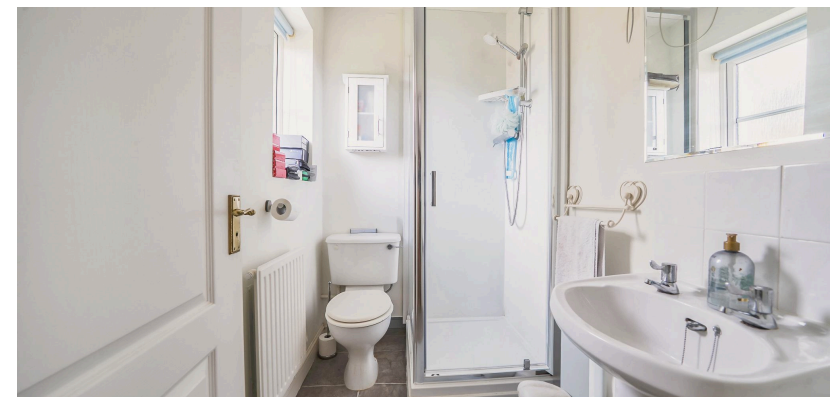
The living room forms a welcoming hub for relaxing or gathering. Its focal point is a fireplace with a gas fire, complemented by a large front window with leaded stained glass detailing. An arch leads to the dining room and a staircase with turned spindles rises to the first floor.





## The primary bedroom and ensuite

Forming a private retreat, the main bedroom provides generous proportions. A triple casement window with leaded stained glass inserts overlooks the rear and a built-in wardrobe provides convenient storage. the adjoining en suite shower room includes a glazed cubicle, pedestal wash basin and WC.







## The second and third bedroom

Two further bedrooms accommodate family, guests or flexible uses such as a study. The larger second bedroom features built-in storage for added convenience. The third bedroom is ideal as a bedroom, nursery or home office.







## The bathroom

The family bathroom provides everyday bathing facilities on the upper floor. A panelled bath with electric shower over sits opposite a pedestal wash basin with storage cabinet. A close coupled WC, mirrored wall cabinet and tiled walls complete this functional room.





## The garden

Providing a private outdoor extension of the living space, the rear garden is designed for ease of upkeep. It is laid predominantly to gravel with paved seating areas and raised brick planters holding shrubs and specimen trees. Timber fencing, hedging and a timber shed offer enclosure, storage and a place to sit and enjoy the surroundings.







## The driveway and parking

At the front of the property, a tarmac driveway provides off road parking and leads to an integral single garage. The garage has an up and over door and offers secure storage or vehicle space. Gravelled borders with shrubs and planters soften the approach and a canopy shelters the red front door.



## Location

The property lies in Credenhill, a well established village on the edge of Hereford. The area offers a selection of everyday amenities including a village shop, post office, primary school and community centre, while the nearby city provides a comprehensive range of shopping, leisure and cultural facilities. For those who enjoy the outdoors there are scenic country walks, cycle routes and access to the River Wye.

Road links connect to regional centres and bus services operate to Hereford and neighbouring villages. Within the village there are sporting facilities and children's play areas, while further amenities in Hereford include supermarkets, high street shops, restaurants, theatre and cinema. Commuting is made easy by roads leading towards Worcester, Leominster and the wider Midlands.

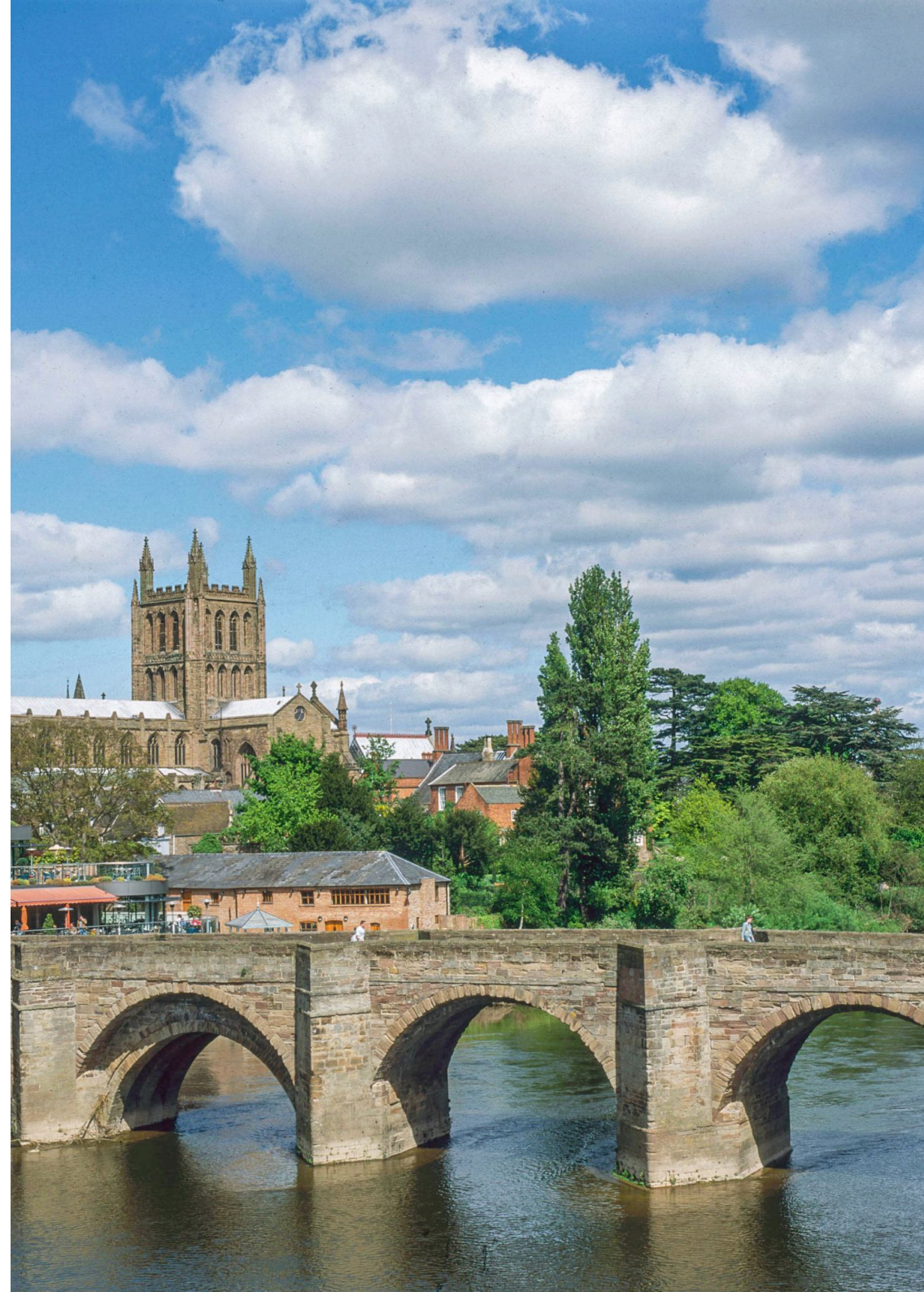
For families a selection of primary and secondary schools are found in the surrounding area. The countryside of Herefordshire is famed for its rolling hills, orchards and riverside scenery, offering plenty of opportunities for walking, cycling and exploring.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

The Council Tax for this property is Band D.

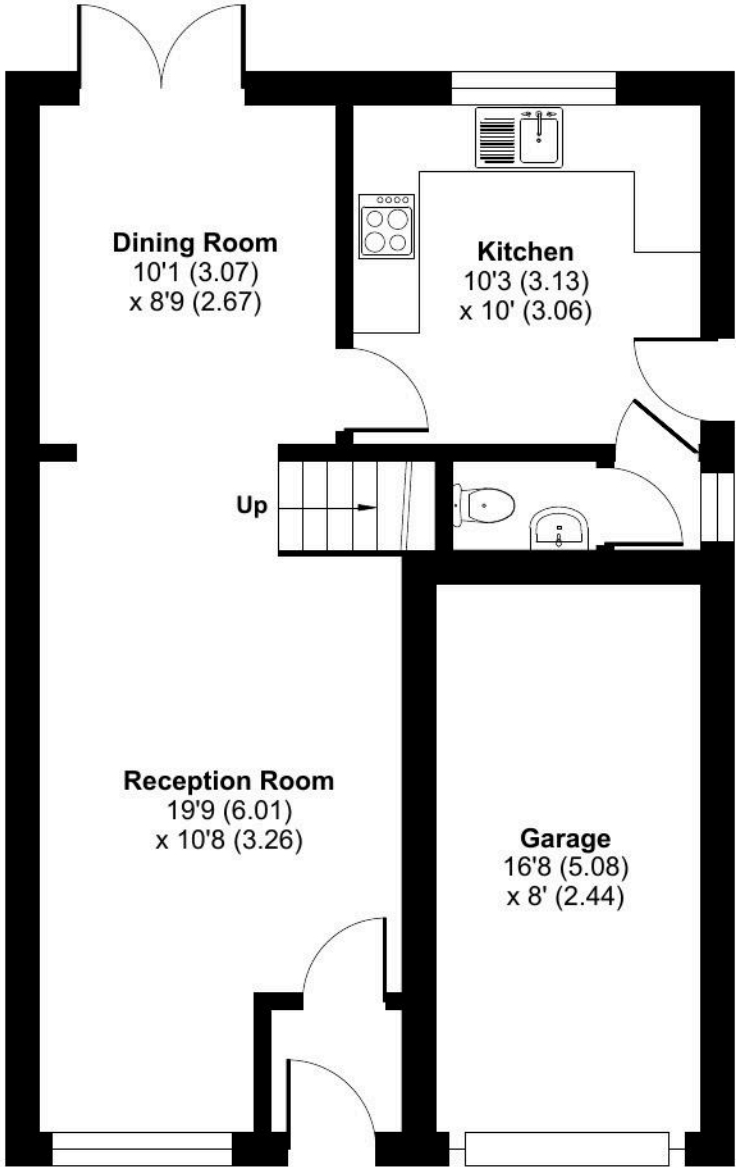




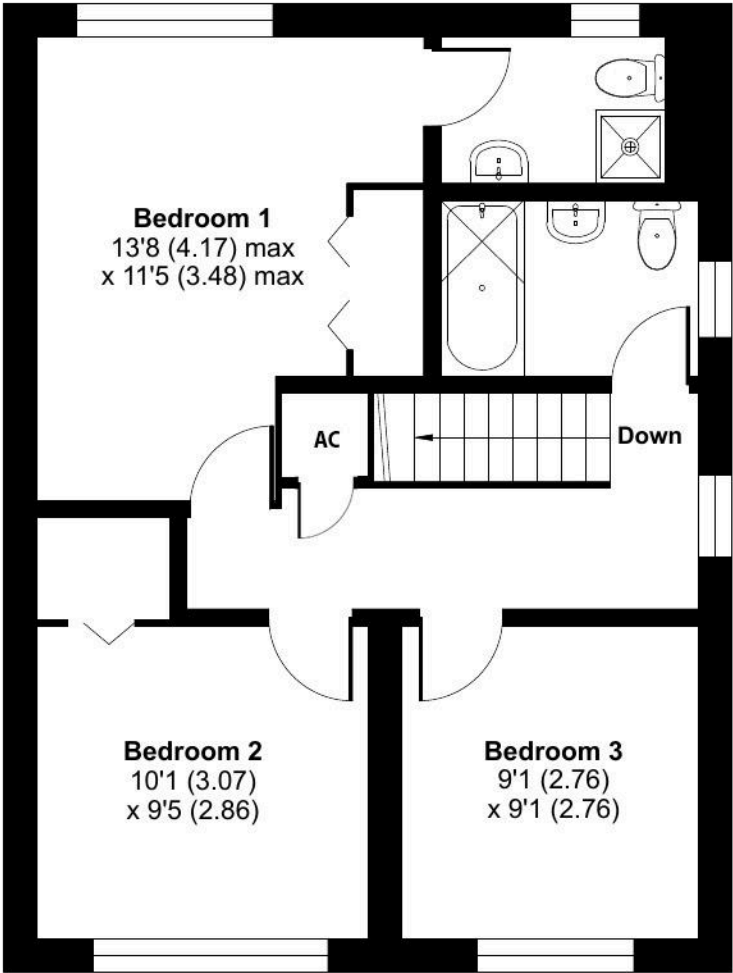
Centurion Way, Hereford, HR4

Approximate Area = 959 sq ft / 89.1 sq m  
Garage = 127 sq ft / 11.8 sq m  
Total = 1086 sq ft / 100.9 sq m

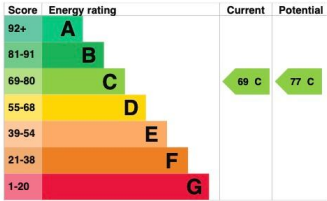
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GROUND FLOOR



FIRST FLOOR







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