



16, Bateman Close, Shobdon, HR6 9NW
Guide Price £475,000

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16 Bateman Close Shobdon

A well appointed detached family home boasting four bedrooms and three reception rooms within the highly popular and well serviced village of Shobdon. The property has been well maintained and updated with an enclosed garden, detached double garage and driveway parking. Viewing is highly recommended.

- Detached family home
- Four bedrooms, two en-suite
- Three reception rooms
- Gas heating, double glazing
- Fully enclosed garden
- Double garage
- Popular village location

Material Information

Guide Price £475,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: C (79)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

Situated within the desirable village of Shobdon is this executive four bedroom family home. The property has recently been updated and has accommodation comprising; entrance hall, living room, kitchen, dining room, conservatory, snug, cloakroom, four bedrooms, two en-suite and a family bathroom. In addition there is an enclosed rear garden, double garage and parking for two cars.

Property Description

The front door opens into the entrance hall where you are immediately greeted by light spacious accommodation which flows throughout the property. The entrance provides access to the primary rooms as well as the staircase to the first floor, under stairs cupboard, cloakroom which is fitted with a WC and basin and is spacious enough for decorative furniture.

To the left, double doors open into the living room which is sizeable with triple aspect windows allowing natural light to flood the room and a feature fireplace creating a cosy focal point. From the entrance hall a door leads to the dining room which is a fantastic family area and has been opened up to the kitchen. The room provides space for a large table and chairs as well as a sofa.

The kitchen has been recently fitted with wall and base units which have wood effect worktops and an island where there are additional storage cupboards. There is an integrated fridge, dishwasher and a Neff eye level double oven with separate induction hob. There is a stainless steel sink which has a window above overlooking the garden. From the dining room double doors open to the conservatory which has triple aspect windows overlooking the garden including French doors which open to the patio, extending dining in the warmer months. This is ideal for sitting and relaxing in but also could be utilised as a hobby room with space for a desk and artist equipment.

The utility room has additional units with a stainless steel sink and the boiler is housed here. There is space and plumbing for a washing machine, freezer and a door to the side which leads to the garden. The snug could also be used as a study or children's play room and has a window to the front.

The staircase rises to the first floor landing which has a useful storage cupboard and access to the loft. Bedroom one is a double sized room with an en-suite which is fitted with a WC, basin and double shower cubicle. There is space for wardrobes and a dressing area providing additional storage space. Bedroom two is a double sized room with a window to the rear, built in wardrobes and an en-suite shower room which has a WC, basin and double shower cubicle. Bedroom three is a double room with a window to the rear. The fourth bedroom is a single and currently being used as a study and has a window to the rear. The family bathroom is fitted with a WC, basin and a bath.

Garden and parking

The double garage has two up and over doors to each side. It is part boarded with light and power and a pedestrian door to the garden.

The front garden is laid to lawn with the driveway to the side which has parking for several cars. The rear garden faces south east and is fully enclosed by a fence. There is a large lawned area with flower bed borders which are stocked with a variety of trees, flowers and shrubs. From the conservatory is the patio which creates space for dining and entertaining in the warmer months. There is access to each side via a gate.

Services

All mains services are connected to the property.
Herefordshire Council Tax Band F

Location

The property is located in the heart of the well serviced village of Shobdon, situated in north Herefordshire surrounded by delightful rural views and within close proximity of the popular Wigmore High School. This village retains a sense of community and life, boasting a wealth of local amenities including a well stocked village shop, post office, church and primary school. Shobdon lies approximately 8 miles from the market town of Leominster where additional shopping and recreational facilities can be found.

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £10 +VAT (£12.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Upon approaching Shobdon, continue through the village away from Leominster, turning left into Bateman Close at the far end of the village, bear left and the property can be found on the left hand side.



