



10, Green Lane Crescent, Yarpole, HR6 0BQ
Price £495,000

10 Green Lane Crescent Yarpole

- Renovated Modern Bungalow
- Three Bedrooms
- Vaulted Ceilings
- Open Plan Kitchen/Diner/Lounge
- Master Bedroom with En-suite
- South Facing Garden
- Desirable Village Yarpole

Material Information

Price £495,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: E

EPC: D (65)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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

You enter through the front door to be met with an amazing interior-designed and renovated home, which offers open plan living in a contemporary style. Parts of this deceptively spacious home have been taken back to bare walls and re-built making this a walk-in home with nothing to do but unpack your belongings. Three bedrooms, two shower rooms and a landscaped garden with wide patio is ideal for those balmy evenings and al fresco entertaining. The bungalow is a very light and airy home with a wealth of well-designed features.

Property Description

Open the front door into a wide and spacious hallway. The integral garage is located on the left hand side with power and light. There is a useful utility room, with stainless steel sink and a generous space for hoovers etc as well as space/plumbing for a washing machine.

The piece de resistance is the cathedral style vaulted ceiling, open plan living room, kitchen and dining area, with high level electric velux windows with rain sensors and bi-fold doors with further French doors opening onto the landscaped garden with generous patio area.

The modern kitchen offers a large central island with deep pan drawers and inset sink with mixer tap. The island has space for two bar stools to sit while the other half cooks. There are generous kitchen drawers and cupboards meaning that the work surfaces are free from clutter offering a minimalistic approach, complete with quartz worktops. There is a high level Hotpoint microwave, AEG oven, warming tray and space for an American style fridge/freezer, together with an integrated AEG dishwasher and pull out bins. There is an induction hob and stainless steel extractor hood. The height of the ceiling gives a wealth of light which bathes the kitchen/dining area.

The dining area currently houses an eight seat table and chairs and the bi-fold doors bring the garden into the room during the warm summer days. The lounge area is large enough to take a corner sofa and a modern wood burner sits quietly in the corner, offering a cosy feeling for the winter months. There is a further set of casement doors leading to the patio and garden.

At the end of the kitchen approached via a hanging sliding barn door is bedroom three with fitted double wardrobe, which is being used as a study/studio at the moment, over-looking the rear garden which offers light. As you come back into the hallway the master bedroom is located at the end of the hallway and has its own dressing area and en-suite shower-room. The bedroom currently houses a super king bed with space to either side for bedside tables. The bedroom is double aspect making it a very light room. The dressing area has a wealth of fitted wardrobes with the centre sections having a full length mirrors, the en-suite is on the right and has been designed with clean lines and large walk-in shower.

The second double bedroom is located down a further hallway on the right of the main hall and has views over the front garden and pretty cul de sac. The second shower room is very dramatic with black marble style shower panelling, very Hollywood! The entire living accommodation offers versatile living and internal viewing is highly recommended.

Garden

The gardens wrap themselves around three sides of the bungalow. The front garden has a large area of lawn and freshly tarmacadam driveway for at least two cars. The well-stocked beds and borders offer colour all year round, the current owner being an avid gardener. There is a side gate to the rear garden and as you enter the gate there is a very large and useful shed. Continue on the path and the garden opens up with raised beds. The large patio has been laid with porcelain tiles, which the sun bounces off. The garden is a sun-trap with sun in the garden until late at night due to being south facing.

Parking

Driveway for at least two cars with a single garage with both power and light and integral door leading directly into the bungalow.

Services

Mains electricity, water and drainage connected to the property.
Oil fired central heating
Herefordshire Council Tax Band E
Tenure: Freehold

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 20 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Openreach, Gigaclear
Source: Ofcom Mobile Checker

Outdoor Mobile Coverage

Provider Voice Data
EE None None
Three None None
O2 None None
Vodafone None None

Source: Ofcom Mobile Checker

Indoor Mobile Coverage

Provider Voice Data
EE Limited Limited
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Source: Ofcom Mobile Checker

Agent's 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 £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Location

Yarpole is a popular North Herefordshire village located approximately 4 miles from Leominster and 6 miles from Ludlow. Local facilities include a shop/post office, church and public house. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports can be found, combined with a good range of recreational facilities in Leominster or Ludlow.

What3words

What3words:///manage.meatballs.bonnet

DIRECTIONS

From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole turn left into Green Lane. Continue on past The Bell pub and take the next turning into Croft Crescent on the right. On entering Croft Crescent take a right into Green Lane



