

15 Hazel Grove, Hereford, HR2 7JX
Guide price £369,500



Character & Country

PROPERTY SPECIALISTS



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Council Tax Band: D

Tucked away near to the end of a cul de sac, a very spacious detached, extended family/retirement bungalow with pretty and remarkably private rear gardens

SITUATION & DESCRIPTION

The property enjoys a very quiet location at the end of a cul-de-sac within walking distance of local amenities including shops, church, schools and a regular bus service into the city centre, Abergavenny, Ross on Wye and Gloucester. The property itself has been extended and recently upgraded by the current owners, with numerous additional features, new kitchen and utility door fronts and fitments, Worcester Bosch combination boiler with wireless programmable thermostat, mixer taps, cloakroom fitments, gas hob and electric oven, high efficiency aluminium vertical radiators to bathroom, front lounge, garden room. Details of all the improvements not mentioned are available at the office upon request. This immaculate property comprises of:

Double glazed UPVC side entrance door to

HALLWAY

With porcelain tile flooring which extends into the utility, kitchen and garden room.

UTILITY ROOM

Upgraded, eye level wall cupboards, worksurface space, plumbing for automatic washing machine, space for an additional appliance, 1.5 bowl sink unit, range of built in cupboards housing the Worcester Bosch gas fired combination central heating boiler.

CLOAKROOM

Re-fitted, close coupled WC, wash hand basin and cupboard, chromed heated towel rail.

KITCHEN

With extensive range of cupboards, drawers and work surface space, Bosch gas hob and electric double oven with UPVC double glazed window to side elevation, tiling, extractor fan, eye level wall cupboards, 1.5 bowl sink unit, and inset down lighting. Upgraded drawer, door fronts, worktops and floor tiles

LOUNGE

Incorporating dining area, frosted translucent leaded light double glazing UPVC door to frontage, vertical aluminium high efficiency radiators, central living flame fireplace with marble and ornate mantle surround and hearth, access to insulated boarded loft. Up-lighting. Internal double glazed doors leading to

GARDEN ROOM

With feature central ceiling glass atrium, inset downlighting, vertical aluminium high efficiency radiators, bay window incorporating ornate UPVC double glazed doors onto terrace.

BATHROOM

Upgraded generous fully tiled and luxuriously appointed with contemporary wash hand basin, illuminated mirror, cupboards, medicine cupboard, large shower cubicle with thermostatically controlled shower, extractor fan, further dressing table and drawers. Close coupled WC. Quality panelled bath, high efficiency aluminium vertical radiator, inset downlighting and UPVC double glazed window to front.

BEDROOM ONE

Situated to the front, double with extensive fitted bedroom furniture incorporating two built in wardrobes and over bed storage, recess and shelving.

BEDROOM TWO

With an extensive range of fitted wardrobes to the side elevation.

MASTER BEDROOM

Overlooking garden with an extensive range of fitted bedroom furniture including wardrobes, over bed storage and shelving, dressing table and drawers.

OUTSIDE

Brick herringbone parking area for numerous cars which extends to the side. Wrought iron, wall and fenced surround with well stocked floral borders, security lighting.

Arch and wrought iron gateway to delightful sunny and secluded beautifully presented rear garden terraced area, circular paved feature, borders, pathways, Generous storage with two garden sheds one extending along the rear of the garage. Screened further paved terrace incorporating two aluminium framed greenhouses. Mature fruit trees and further screen fencing providing additional privacy. The gardens really do compliment this already very attractive property.





GARAGE

Good sized garage with up and over door, fluorescent lighting, side door access to

WORKSHOP/STORE

With sink unit, work surface and eye level cupboards, storage space.

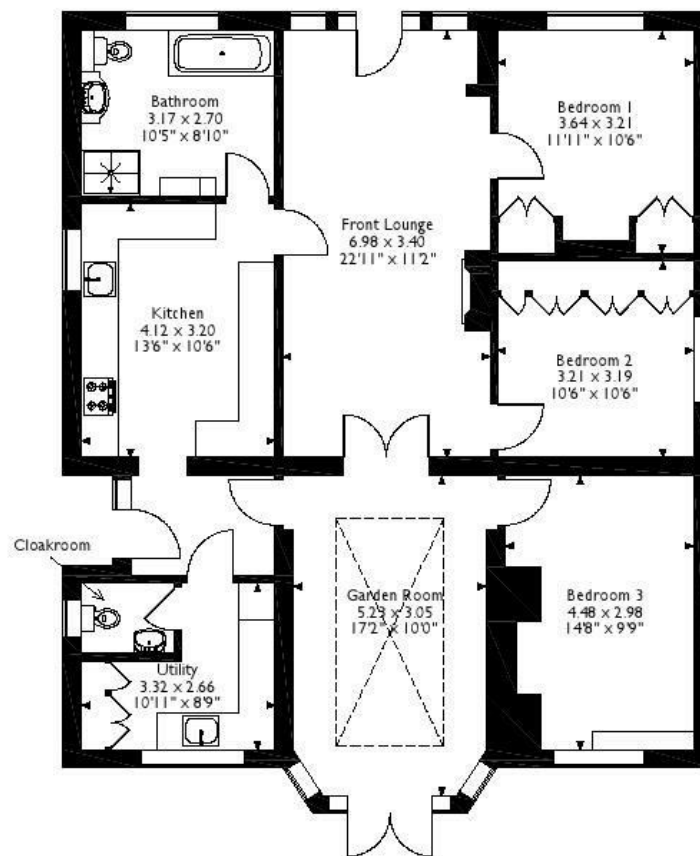
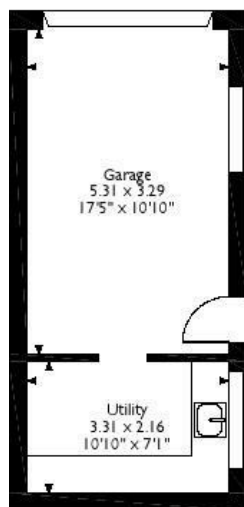
SERVICES

All mains services are connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

15, Hazel Grove, Hereford
 Approximate Gross Internal Area
 Main House = 118 Sq M/1272 Sq Ft
 Garage = 25 Sq M/269 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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- **Immaculately presented throughout**
- **Double glazing and gas fired central heating**
- **Lounge and garden room with feature atrium**
- **Spacious modern kitchen**
- **Well fitted utility with cloakroom**
- **Fully tiled modern bathroom with bath and shower**
- **Oversized garage and workshop**
- **Outbuildings including greenhouses and storage sheds**
- **Beautifully maintained rear gardens**
- **Large off road car parking area**

