

for sale

£490,000



## Mount Way St. Weonards Hereford HR2 8NN

Nestled amidst breathtaking countryside views, this three-bedroom detached bungalow offers a peaceful retreat. Driveway and garage provide ample parking, while inside, the master bedroom boasts an en suite for added comfort. The highlight of the home is the impressive conservatory at the rear, offering panoramic views across the garden and beyond, inviting the beauty of nature indoors. A newly fitted kitchen adds modern elements completing the perfect blend of comfort, serenity and contemporary living in this idyllic countryside haven.

# Mount Way St. Weonards Hereford HR2 8NN

## Approach

Driveway leading to garage, porch to front elevation, lawn area, trees and shrubbery with hedges surrounding. Side access to patio area to enjoy beautiful views over Hereford and beyond,

## Entrance Hall

Double glazed door to front elevation, double glazed window to side elevation, central heating radiator, two ceiling light points and carpeted flooring.

## Lounge

19' 11" x 17' 1" ( 6.07m x 5.21m )

Double glazed window to rear elevation, double glazed patio doors to rear elevation, three central heating radiators, bath stone fireplace with log burner and three ceiling light point.

## Kitchen Diner

24' 10" x 9' 4" ( 7.57m x 2.84m )

Fitted kitchen with wall and base units, roll top work surfaces, three double glazed windows to front elevation, one and a half bowl sink and drainer, tiling to walls and floor, electric oven and hob with cooker hood over, space and plumbing for washing machine, dishwasher and fridge freezer, two central heating radiator and three central heating radiator.

## Storage Room

6' 7" x 4' 1" ( 2.01m x 1.24m )

Large pantry space with ceiling light point.

## Conservatory

10' x 12' ( 3.05m x 3.66m )

UPVC and brick construction, LVT flooring and spotlights.



## Inner Hall

Loft access, cupboard, airing cupboard housing the central heating boiler and ceiling light point.

## Bedroom One

10' 11" x 12' 3" ( 3.33m x 3.73m )

Double glazed window with stunning views to side elevation, fitted wardrobes, central heating radiator, carpet flooring and ceiling light point.

## En Suite

Double glazed window with stunning views to side elevation, shower cubical, wash hand basin and vanity, extractor fan, shaver point, shaver point, ceiling light point and heated towel radiator.

## Bedroom Two

12' 5" x 11' 8" ( 3.78m x 3.56m )

Double glazed window to front elevation, built in wardrobes, ceiling light point, central heating radiator and carpet flooring.

## Bedroom Three

9' 5" x 7' 9" ( 2.87m x 2.36m )

Double glazed window with stunning views to rear elevation, built in wardrobes, ceiling light point, central heating radiator and carpet flooring.

## Bathroom

Double glazed window to rear elevation with stunning views, heated towel radiator, bath with mixer taps and shower overhead, wash hand basin with vanity, extractor fan, shaver point, WC, full tiling and ceiling light point.

## Rear Garden

Elevated garden over surrounding fields, views over Herefordshire, panoramic 270 degree views. wrapping around the property, with a wealth of shrubbery, tree's, flower beds, entertaining areas overlooking the beautiful scenery.

## Garage

Power and lighting, electric garage door and double glazed door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01432 267 511**  
**E hereford@connells.co.uk**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER314844 - 0006

**Tenure:** Freehold

**EPC Rating:** E

**view this property online [connells.co.uk/Property/HER314844](http://connells.co.uk/Property/HER314844)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)