

for sale

£415,000



Moonfleet, Duke Street, Withington, HR1 3QD

Occupying a large plot, this four bedroom detached property benefits from spacious rooms throughout and potential for a separate annex/5th bedroom. Featuring well maintained gardens and stunning views to the rear, with a large driveway, car port and garage.

Moonfleet Duke Street Withington HEREFORD HR1 3QD

Approach

Large gated driveway, with car port, caravan port/garage, grass with shrubs and trees to the surround.

Entrance Porch

Ceiling light point and further door leading to the entrance hall

Entrance Hall

Ceiling light point, central heating radiator, stairs and storage.

Lounge

15' 2" x 13' 10" max (4.62m x 4.22m max)

Triple glazed window to front, ceiling light point, central heating radiator and electric fireplace.

Kitchen

10' 11" x 8' 9" (3.33m x 2.67m)

Wall and base units with roll top work surfaces over, one bowl sink and drainer, splashback tiling, integrated microwave, oven and hob with cooker hood over. Further space for under counter fridge and freezer, ceiling light point, double glazed window to rear elevation and door to sun room.

Dining Room

9' 6" x 12' 2" (2.90m x 3.71m)

Triple glazed sliding door to garden, ceiling light point, central heating radiator, sliding doors to lounge and further door leading to the kitchen.

Downstairs Shower Room

Double glazed obscure window to side, low level WC, wash hand basin, walk in shower, central heating radiator and ceiling light point.

Reception Room / Bedroom Five

14' 10" x 8' 2" (4.52m x 2.49m)

Double glazed window and separate entrance to front, three wall light points and a gas fireplace.

Sun Room

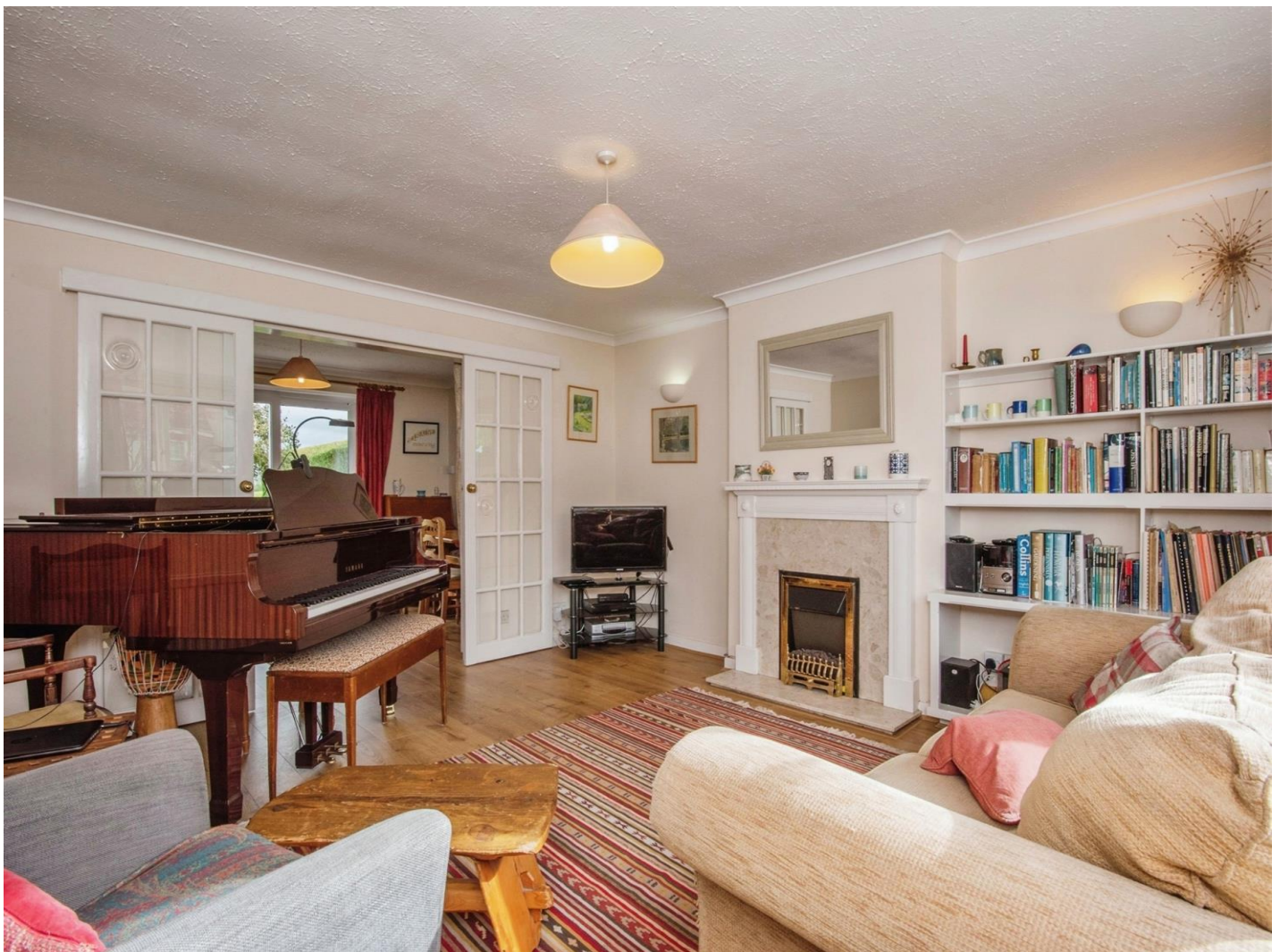
8' x 4' (2.44m x 1.22m)

Door to garden, double glazed windows surrounding.

Utility Room

7' 11" x 6' 9" (2.41m x 2.06m)

Triple glazed window to rear, door to garden, plumbing for washing machine, space for freezer, one bowl sink and drainer, ceiling light point and central heating radiator.



Landing

Double glazed window to front elevation, central heating radiator, airing cupboard and doors leading to the following.

Bedroom One

13' x 12' 5" (3.96m x 3.78m)

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

Bedroom Two

14' x 10' 2" (4.27m x 3.10m)

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

Bedroom Three

8' 4" x 11' 2" (2.54m x 3.40m)

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

Bedroom Four

8' 2" x 11' 6" (2.49m x 3.51m)

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

Bathroom

Triple glazed window to rear elevation, bath with shower overhead, low level WC, wash hand basin, central heating radiator, ceiling light point and part tiling.

Rear Garden

A peaceful and private rear garden with a small patio area and the remaining garden laid to lawn. This area is well maintained with mature trees, shrubs, flower beds and hedges to the side borders. A wire fence to the rear of the garden maximises the open views to the back.

Garage

24' 5" x 8' 11" (7.44m x 2.72m)

Power and lighting, up and over doors to front and a further door to the rear. With a raised roof ensuring suitability for caravans or motor homes.

Outbuilding

A purpose built shed/cabin building with foundations, lined and plumbed with a wash hand basin, w/c and space for additional utilities.





Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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: HER314831 - 0004

Tenure: Freehold

EPC Rating: Awaited

view this property online connells.co.uk/Property/HER314831



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 | www.rightmove.co.uk | www.zoopla.co.uk