

for sale

£465,000



Granary Grove Hereford HR2 6RZ

Situated to the south of Hereford City this Five bedroom detached family home has been finished to a high standard throughout. Offering large rooms and great potential, this lovely home is positioned in a popular and convenient location and briefly comprises: off road parking, detached garage, entrance hall, large lounge, dining room, kitchen diner/breakfast room which is fantastic for entertaining, downstairs W.C, Study, first floor landing, Four double bedrooms, one single bedroom/office room, master en-suite, en suite in bedroom two as well as a family bathroom with Jacuzzi. Additional parking for up to Five vehicles, private rear garden with multiple entertaining areas and gazebo cover over hot tub.

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Approach

With parking for up to five vehicles and hedge surround. There is a detached garage and pathway leading round to the front door.

Entrance Hall

Double glazed door to front, double glazed window to front elevation, central heating radiator, stairs to the first floor landing, under stairs storage, spot lights to ceiling and doors leading to:

Downstairs W.C

Low level W.C, wash hand basin with part tiling to walls, tiled flooring, central heating radiator, extractor fan and ceiling light point.

Lounge

21' 5" x 12' 2" (6.53m x 3.71m)

Double glazed bay window to front elevation, double glazed French doors to the rear giving access to the rear garden, electric fire with a featured surround, two central heating radiators and light point and spot lights to the ceiling.

Dining Room/Bedroom Six

12' 9" Into Bay x 11' 11" (3.89m Into Bay x 3.63m)

Double glazed bay window to front elevation, central heating radiator and ceiling light point.

Kitchen

16' 5" x 14' 10" (5.00m x 4.52m)

A fitted kitchen with soft closing wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, space for cooker with cooker hood over, plumbing for the washing machine and space for American style fridge freezer, plumbing for dish washer, two double glazed windows to rear elevation, double glazed French doors to the side giving access to the rear garden, tiled flooring, central heating radiator and spot lights to the ceiling.

Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)

Double glazed window to side elevation, base units with roll top work surfaces over, space for tumble dryer, central heating radiator, laminate flooring and spot lights to the ceiling.

Bedroom One

14' 9" x 16' 6" Max (4.50m x 5.03m Max)

With double glazed window to rear elevation, fitted wardrobes, central heated radiator, TV point, telephone point, two wall lights, one ceiling light point, carpet flooring and ceiling light point.



Master En-Suite

Comprising of a wash hand basin, shower in shower cubicle, low level W.C, part tiling, shaver point, heated towel radiator and spotlights to ceiling.

Bedroom Two

12' 2" x 10' 8" (3.71m x 3.25m)

With double glazed window to front elevation, central heated radiator, TV point, telephone point, ceiling light point and carpet flooring and;

En-Suite

With double glazed obscure window to side elevation, shower in shower cubicle, low level W.C, wash hand basin, heated towel radiator and ceiling light point.

Bedroom Three

12' x 12' (3.66m x 3.66m)

Double glazed window to front elevation, central heated radiator, TV point, ceiling light point and carpet flooring.

Bedroom Four

6' 7" x 8' 4" (2.01m x 2.54m)

Double glazed window to front elevation, central heated radiator, carpet flooring and ceiling light point.

Bedroom Five

7' 8" x 7' 3" (2.34m x 2.21m)

With double glazed window to side elevation, central heated radiator, telephone point, TV point, ceiling light point and carpet flooring.

Family Bathroom

With double glazed obscure window to front elevation, heated towel radiator, shower, part tiling, extractor fan, wash hand basin, shaver point, low level W.C, ceiling spotlights and Jacuzzi bath with two shower heads.

Rear Garden

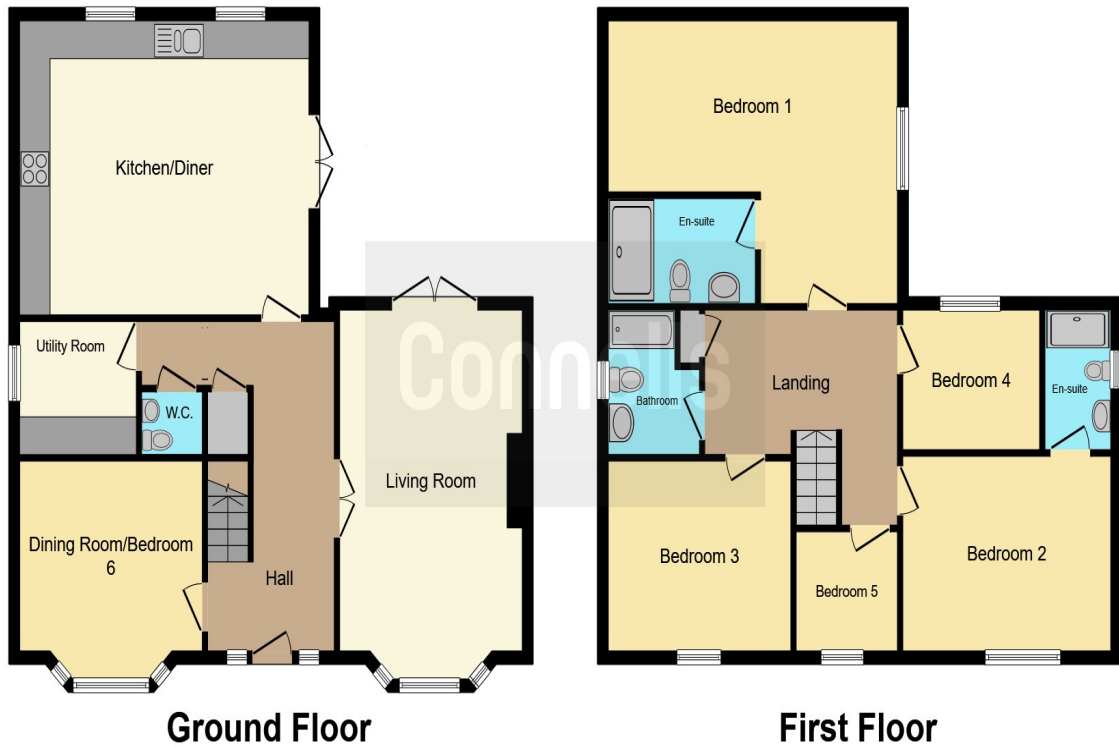
Comprising of lawns and patio entertaining areas, secure fence and hedge surround for privacy, also, separate entertaining area.

Garage

17' x 7' 10" (5.18m x 2.39m)

With Up and over doors for access containing power and light inside.





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

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Property Ref: HER314995 - 0004

Tenure: Freehold

EPC Rating: C

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