

for sale

£475,000



Bannut Tree House Bannut Tree House Swainshill Hereford HR4 7PU

This wonderful, detached family home is set in the pleasant Swainshill area of Herefordshire, approximately 3 miles west of Hereford city centre. The home has been further enhanced with a garage conversion allows ample space for either family living or dual family and has been finished to a high standard throughout. The amenities close at hand include some lovely countryside walks and of course more facilities are available literally down the road at Kings Acre/whitecross to include choice of shops, Schools and public House. Briefly comprising: off road parking, entrance hall, lounge, kitchen. Dining room, utility room, downstairs W.C, family room, office space, conservatory, first floor landing, four bedrooms, master en-suite, family bathroom and a stunning garden which wraps around the home.

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Approach

A drop curb giving access to the large tarmac driveway which is approached through double timber gates with personal access to the side, which gives access onto the tarmacadamed driveway providing ample carparking for numerous vehicles and there is also ample storage to the side ideal for a motorhome sized vehicle. With access via both sides of the home leading to the rear garden.

Entrance Hall

Double glazed door to front, double glazed window to front elevation, central heating radiator, stairs to the first floor landing, spotlights to ceiling and doors to the following.

Cloakroom

A modern cloakroom briefly comprising: inset wash hand basin with enclosed low flush W/C, mirror back with display lighting, ceramic tiled floor, central heating ladder style radiator, extractor fan and spotlights to ceiling.

Office

6' 8" x 5' (2.03m x 1.52m)

Double glazed window to front elevation, central heating radiator and spotlights to ceiling.

Inner Hall

Two storage cupboards, spotlights to ceiling and doors to the following.

Lounge

24' 3" x 12' 8" (7.39m x 3.86m)

Double glazed windows to front and rear elevation, gas fire with coal effect fire and feature fireplace, two central heating radiators, two ceiling light points, five wall lights and French doors to conservatory.

Kitchen

12' 11" x 10' 5" (3.94m x 3.17m)

Fitted kitchen with soft close wall and base units, roll top work surfaces over, space for range cooker with cooker hood over, integrated dishwasher, space for American style fridge freezer, one and a half bowl sink and drainer with splash back to walls, spotlights to ceiling, double glazed window to rear elevation and arch to dining room.

Dining Room

15' 5" x 7' 1" (4.70m x 2.16m)

Double glazed window to rear elevation, double glazed door to rear giving access to the rear garden, central heating radiator, spotlight to ceiling, door to utility and arch to inner hallway.

Utility Room

9' 7" x 6' 4" (2.92m x 1.93m)

Soft close wall and base units with work surfaces over, one bowl sink and drainer, space for fridge freezer, plumbing for washing machine, loft access, ceiling light point and central heating boiler.



Family Room

13' 4" x 15' 6" max (4.06m x 4.72m max)

Double glazed window to front elevation, central heating radiator and spotlights to ceiling. This area has dual usage as could be used as a large dining room or would provide a separate annex if so required and door giving access towards the main reception hall.

Conservatory

11' 4" x 13' 11" (3.45m x 4.24m)

Brick and UPVC construction, ceiling light point and fan, double glazed windows to side and rear elevations, double glazed French doors to the side giving access to rear garden.

First Floor Landing

Loft access, central heating radiator, large storage cupboard, spotlights to ceiling and doors to the following.

Bedroom One

11' 9" x 10' 8" into wardrobe (3.58m x 3.25m into wardrobe)

Double glazed window to front elevation, central heating radiator, fitted wardrobes, ceiling light point and door to the en suite.

En Suite

A modern shower en-suite briefly comprising: Shower unit with glass rolling doors, low level WC, wash hand basin with vanity, panelling to walls, tiled flooring, extractor fan, spotlight to ceiling and heated towel rail.



Bedroom Two

11' 9" max x 11' 1" (3.58m max x 3.38m)

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

Bedroom Three

10' 5" max x 9' 4" (3.17m max x 2.84m)

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

Bedroom Four

7' 1" x 8' 4" (2.16m x 2.54m)

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

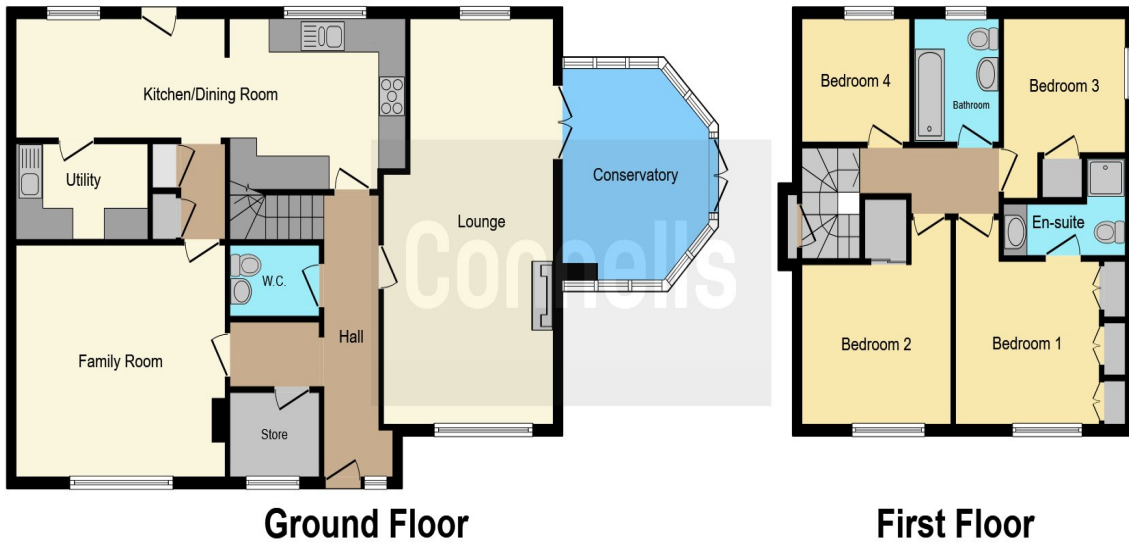
Bathroom

Modern white suite briefly comprising of Jacuzzi bath with raindrop shower head over, wash hand basin, vanity unit, low level WC, panels and tiling to walls, central heating radiator, extractor fan, spotlights to ceiling and double glazed obscure window to rear elevation.

Rear Garden

A wrap around garden where you have a very pleasant side garden having timber decking area being an ideal seating area plus steps leading up to a hardstanding gravelled paved area/BBQ and a herringbone bricked patio area, leading up to the conservatory and from here there is a small ornamental garden walling boundary up to a good size lawned garden with flower and shrubbery borders and a further seating area in one corner with ornamental trees surrounding.





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

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