

for sale

£415,000



Avalon School Lane Clehonger Hereford HR2 9RQ

A beautifully presented, detached home located in the popular village of Clehonger on the south west outskirts of Herefordshire. Featuring four double bedrooms, master en suite, garage and off road parking this wonderful home is one you don't want to miss so call now to book an early viewing.

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Approach

A drop curb giving access to the large gravel driveway with parking for numerous vehicles and beyond here there are two raised flower beds with trees and shrubbery borders. There is a side gate giving access to the rear garden with a brick wall, fencing panels and shrubbery borders. The driveway leads to the garage up and over doors with a further door leading to:

Entrance Hall

Double glazed obscured window to front elevation, oak engineered flooring, ceiling light point, central heating radiator, and open under stairs storage area, stairs leading to the first floor landing and doors leading to:

Downstairs Cloakroom

Double glazed obscure window to front elevation, ceiling light point, wash hand basin with hot and cold taps, low level W/C, central heating radiator, tiled floor and part tiling to walls.

Spacious Lounge

14' 4" Into Bay x 13' 9" (4.37m Into Bay x 4.19m)

Double glazed box bay window to front elevation, central heating radiator, ceiling light point and double opening doors which opens to the dining room.

Dining Room

11' 2" x 9' 9" (3.40m x 2.97m)

Double glazed French doors to the rear giving access to the rear garden, oak engineered flooring, central heating radiator and ceiling light point with a door leading to the kitchen.

Kitchen/Breakfast Room

12' 7" x 9' 9" (3.84m x 2.97m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over and feature lighting under the wall units, one and a half bowl Frankie stainless steel sink with feature lighting over, space for a Range cooker with cooker hood over, integrated dishwasher and fridge, door to pantry, tiled flooring, double glazed window to rear, spot lights to the ceiling and door leading to the utility room.

Utility Room

10' 5" x 6' 3" (3.17m x 1.91m)

Having matching wooden base units to the kitchen comprising roll top working surfaces over, stainless steel one bowl sink and drainer, double glazed door to the rear giving access to the rear garden, double glazed window to rear elevation, tiled floor, central heating radiator, spot lights to ceiling, plumbing for washing machine and space for tumble dryer and a door to integral garage.



First Floor Landing

Double glazed window to front elevation, airing cupboard which has a central heating radiator, two ceiling light points, central heating radiator and doors leading to:

Bedroom One

15' 1" x 10' 5" Plus Recess (4.60m x 3.17m Plus Recess)

Double glazed window to front elevation, built in wardrobes, central heating radiator, loft access, two ceiling light points and doors leading to:

Master En-Suite

A modern white suite briefly comprising: shower cubicle with electric shower, low level WC, central heating radiator, wash hand basin with tap over and splash back tiled to walls with mirror and light feature, with spot lights and extra fan to ceiling.

Bedroom Two

13' 10" x 10' Max (4.22m x 3.05m Max)

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

Bedroom Three

13' 10" Max x 10' 2" (4.22m Max x 3.10m)

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

Bedroom Four

10' 5" x 10' 1" Max (3.17m x 3.07m Max)

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

Family Bathroom

A modern white suite briefly comprising: bath with mixer taps and corner shower cubicle with mains shower over, low level W.C, wash hand basin, part tiling to walls, wall mounted LED light feature mirror, chrome towel radiator, spot lights and extractor fan to ceiling and double glazed obscure window to rear elevation.

Garage

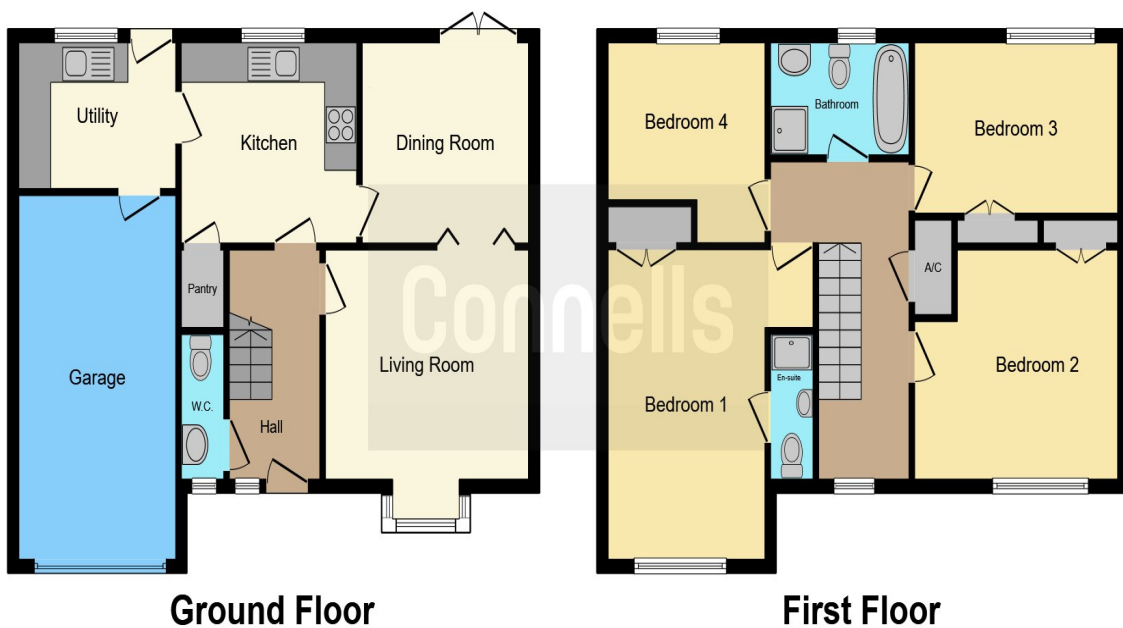
19' 7" x 10' 5" (5.97m x 3.17m)

Up and over doors with power and lighting

Rear Garden

The rear garden has a raised decked area that catches the evening sunshine and is bordered by hedging and fencing. There is a great sized lawned area for ease of maintenance. To the far side of the property has been closed off by fencing and there is the added benefit of a storage shed and a large path area ideal for storage.





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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Property Ref: HER315127 - 0011

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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