

for sale

offers over **£300,000**



## Orchard Close Sutton St. Nicholas Hereford HR1 3AU

This extended three bedroom semi-detached family home is situated in the heart of this popular village. The home itself has a fantastic size garden with a stunning rural outlook. The downstairs extension offers a great downstairs space and the open plan kitchen/dining room with Bi fold doors offers great views of the garden and beyond. There is some finishing touches needed but this wonderful home briefly comprises: entrance porch, entrance hall, lounge, sitting room, open plan kitchen/dining room, utility room, downstairs W.C, first floor landing, three bedrooms, family bathroom and a great size garden to the rear.

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## Approach

There is an area to the front which provides plenty of parking opportunities. A gate giving access to the tarmac pathway which leads down the side of the home to the front door. To the sides you have a large lawn area and access to the rear garden. Door to the front gives access to:

## Entrance Porch

Double glazed door to front and double glazed window to side and rear elevations, wall lights and door to the following:

## Entrance Hall

Double glazed door to side, stairs leading to the first floor landing, under stairs storage, ceiling light point, central heating radiator and doors to the following.

## Cloakroom

Plumbing in place for wash hand basin, low level WC, part tiling to walls, ceiling light point and door to the following.

## Lounge

14' 3" x 9' 7" ( 4.34m x 2.92m )

Two double glazed windows to front elevation, open fire place, two ceiling light points, central heating radiator, arch to dining room and door to following.

## Sitting Room

10' 8" x 9' 7" ( 3.25m x 2.92m )

Double glazed windows to front and side elevations, central heating radiator and ceiling light point.

## Kitchen/Dining Room

28' 8" x 9' 2" ( 8.74m x 2.79m )

Fitted kitchen with soft close wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, integrated induction hob with cooker hood over, warming draw, electric double oven, plumbing for dishwasher, space for fridge, central heating radiator, two skylights, spotlights, double glazed window to rear elevation, double glazed bi fold doors to rear leading to the rear garden door to utility room.



## Utility Room

7' 7" x 6' 5" ( 2.31m x 1.96m )

Plumbing for washing machine, space for tumble dryer and fridge freezer, central heating boiler, wall and ceiling light points.

## First Floor Landing

Double glazed window to rear elevation, loft access, ceiling light point and doors to the following.

## Bedroom One

11' 10" x 10' 7" ( 3.61m x 3.23m )

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

## Bedroom Two

10' 4" x 9' 9" ( 3.15m x 2.97m )

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

## Bedroom Three

10' 7" max x 12' 11" ( 3.23m max x 3.94m )

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

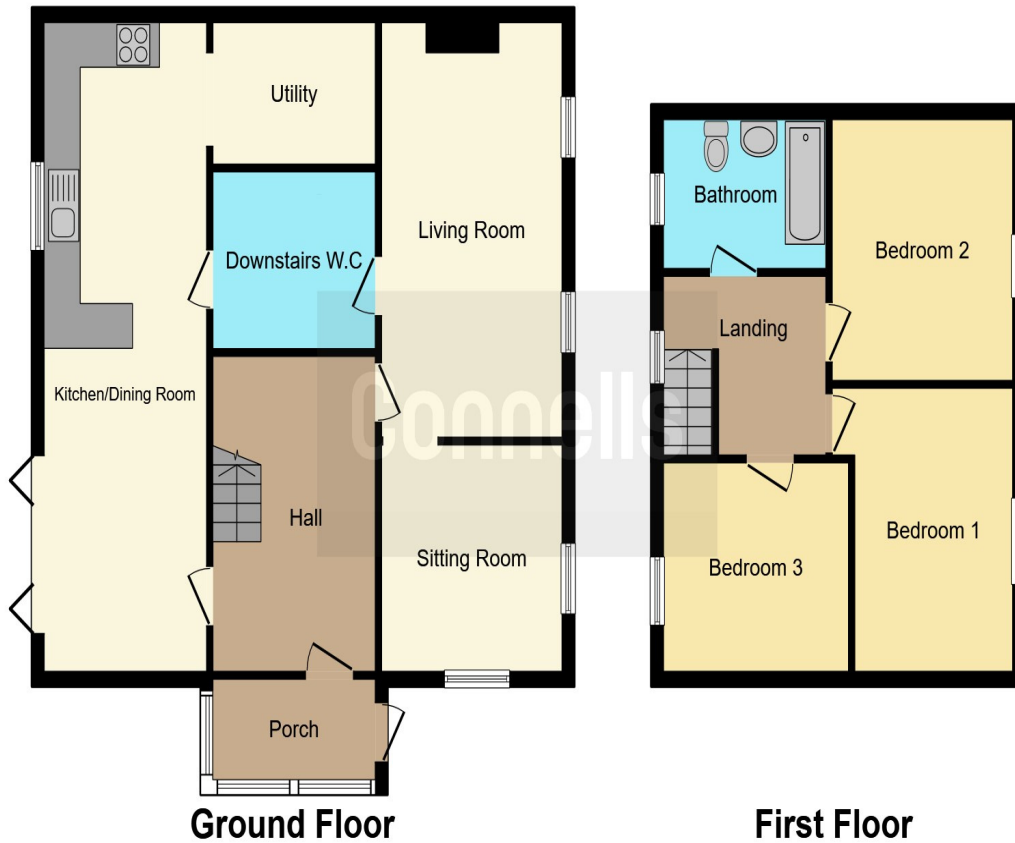
## Bathroom

Modern white suite briefly comprising of bath with mixer taps and shower over, wash hand basin, low level WC, fully tiled to walls, central heating radiator, ceiling light point and double glazed obscure window to rear elevation.

## Rear Garden

A large garden which is mainly laid to lawn which backs on to countryside fields. To the borders you have mature shrubs and fencing.





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**Tenure:** Freehold

**EPC Rating:** C

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