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for sale

£415,000



Whitecross Road Hereford HR4 0DQ

An extended, detached three bedroom property surrounded by an excellent sized, wrap-around garden and a gated driveway with parking for multiple vehicles and detached garage. Additionally offering spacious accommodation throughout with newly fitted kitchen and bathroom.

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Approach

Shared gated access leading to private gated driveway with parking for multiple cars and a detached garage.

Entrance Porch

Ceiling light point and further door into the entrance hall.

Entrance Hall

Ceiling light point, central heating radiator, stairs to the first floor, under stairs storage and doors to the following:

Lounge

14' 4" into bay x 12' 5" max (4.37m into bay x 3.78m max)

Double glazed bay window to front aspect and window to side aspect, central heating radiator and log burner fireplace with brick feature surround.

Kitchen

17' 6" x 12' 2" (5.33m x 3.71m)

A newly fitted, L-Shaped kitchen with soft closing wall and base units, work tops over, one bowl sink and drainer and integrated appliances to include: NEF induction hob with hood over, NEF oven and grill, fridge/freezer and space/plumbing for a dish washer. With a double glazed window and double patio doors to rear and side elevations, two central heating radiators, spotlights and ceiling light points.

Utility Room

10' 2" x 7' 8" (3.10m x 2.34m)

Wall and base units, roll top work surfaces, one and a half bowl sink and drainer with tiled splash backs, plumbing for washing machine, central heating radiator, ceiling light point and double glazed window to side.



Landing

Ceiling light point, central heating radiator, double glazed window to side elevation and ceiling hatch giving access to spacious loft area.

Bedroom One

14' 4" into bay x 11' 3" (4.37m into bay x 3.43m)

Double glazed bay window to front elevation, ceiling light point, two central heating radiators, double glazed window to side elevation and a built in wardrobe with sliding door.

Bedroom Two

13' 8" x 10' 4" into wardobe (4.17m x 3.15m into wardobe)

Double glazed window to rear elevation, ceiling light point, central heating radiator and built in wardrobe with sliding door.

Bedroom Three

 7^{\prime} 10" x 8' 4" (2.39m x 2.54m) Double glazed window to front elevation, ceiling light point and central heating radiator.

Bathroom

A modern white suite briefly comprising; bath with mixer taps, wash hand basin with vanity, walk in shower with glass surround, tiled splash backs, double glazed obscure window to side elevation and spotlights to ceiling.

WC

Low level WC, central heating radiator, ceiling light point and double glazed window to side elevation.

Garden

An extremely spacious, wrap-around garden enclosed at the borders and offering multiple entertaining areas, a large lawn, summer house and gated access to front driveway.

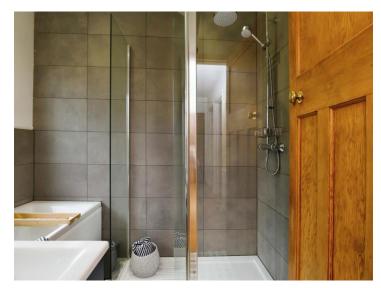
Garage

Detached garage with up and over doors to front.











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

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Tenure: Freehold

EPC Rating: E

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