

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.



# Whitecross Road Hereford HR4 0DQ

## 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 wardrobe ( 4.17m x 3.15m into wardrobe )

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

## Bedroom Three

7' 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.





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Property Ref: HER315148 - 0003

**Tenure:** Freehold

**EPC Rating:** E

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