

for sale

£445,000



Rose Cottage Rose Cottage Kilpeck Hereford HR2 9DN

This beautiful detached cottage is being sold with **NO ONWARD CHAIN** and offers a perfect blend of character and modern comfort, featuring exposed wooden beams and stone walls. Call now to book an early viewing to avoid disappointment.

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Approach

A drop curb giving access to the tarmac drive which leads down the side of the home. A lawn area to the side with fencing to the borders and a side gate which gives access to the rear garden. Also featuring a brick and stone built wood store and small shed. Door to the front gives access to:

Playroom/Office

16' 3" x 8' 3" max (4.95m x 2.51m max)

Double opening windows to front and side elevation, central heating radiator and ceiling light point.

Lounge

19' 3" x 10' 7" (5.87m x 3.23m)

Door to front, two double opening windows to front elevation, flag stone flooring throughout, exposed stone feature walls to both sides, log burner, central heating radiator, five wall lights, beams to ceiling and doors leading to the following.

Dining Room

12' 4" max x 18' 3" max (3.76m max x 5.56m max)

Double glazed window to side elevation, stairs to first floor landing, under stairs storage, ceiling light point, central heating radiator, beams and spotlights to ceiling, doors to utility, inner hall and kitchen.

Hall

Double glazed door to side giving access to the rear garden, ceiling light point and door to downstairs WC.

Cloakroom

Low level WC, wash hand basin, part tiling to walls, ceiling light point and double glazed obscure window to side elevation.

Utility Room

4' 4" x 4' 7" (1.32m x 1.40m)

Window to side elevation, plumbing for washing machine, space for tumble dryer and ceiling light point.

Kitchen

15' 1" x 9' 1" (4.60m x 2.77m)

A fitted kitchen with soft close wall and base units with granite work surfaces over, Belfast sink with drainer, space for range cooker with cooker hood over, integrated dishwasher, space for American style fridge freezer, double opening windows to rear elevation, double glazed French doors to rear giving access to the rear garden, central heating radiator and spotlights to ceiling.



First Floor Landing

Loft access, airing cupboard, skylight to side elevation, doors to the following.

Bedroom One

15' 9" x 9' (4.80m x 2.74m)

Two double opening windows to rear elevation, built in wardrobes with wooden doors, central heating radiator and two ceiling light point.

En Suite

Low level WC, wash hand basin, fully tiled, double glazed skylight to side elevation, spotlights and extractor fan, under floor heating, shower with glass door and arch leading to the bedroom.

Bedroom Two

14' 3" x 9' 6" (4.34m x 2.90m)

Double opening windows to front and side elevations, stone feature walls, built in wardrobes with wooden doors, central heating radiator and ceiling light point.

Bedroom Three

11' 2" x 9' 6" (3.40m x 2.90m)

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

Bathroom

Modern white suite briefly comprising of bath with mixer taps, separate shower with glass door, WC, wash hand basin, part tiling, storage cupboard, central heating radiator, ceiling light point, extractor fan and double glazed sky light to side elevation.

Rear Garden

A good size rear garden which also leads down the side of the home which is mainly laid to lawn with mature shrubs and fencing to the boarders. There is also a side gate giving access back to the front of the home.





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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Tenure: Freehold

EPC Rating: Awaited

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