

for sale

offers in the region of **£499,950**



Charmsley House . Withington Hereford HR1 3RY

Located in the popular village of Withington, this four/five bedroom detached home offers spacious and well-presented accommodation throughout. Further benefits include three bathrooms, a study, utility room and ample off road parking for several vehicles.

Charmsley House . Withington Hereford HR1 3RY

Approach

A shared lane accessed from the A4103 leads to the private driveway.

Entrance Hall

Ceiling light point, stairs to first floor landing, radiator and doors to the following:

Study

10' 10" x 9' (3.30m x 2.74m)

Double glazed window to side, radiator, ceiling light point and a door giving access to an additional reception/family room.

Reception Room

15' 10" x 16' 7" (4.83m x 5.05m)

Two double glazed windows to side aspect, double doors to the front, spotlights, two electric radiators, door to ensuite and a built in kitchenette.

Shower Room

Corner shower cubicle, wash hand basin, WC, splash back panels and ceiling spotlights.

Lounge

16' 5" into bay x 12' (5.00m into bay x 3.66m)

Double glazed bay window to front aspect, two double glazed windows to side, and gas stove with brick feature surround.

Kitchen

20' 8" x 9' 10" (6.30m x 3.00m)

Matching wall and base units, work tops over, one and a half bowl sink and drainer with instant boiling tap, tiled splash backs, integrated appliances include an oven, combi grill and microwave, electric hob with cooker hood and a dishwasher. Double glazed window to rear, ceiling light point, central heating radiator and door to utility.

Utility Room

9' 6" x 8' 2" (2.90m x 2.49m)

Wall and base units, work surfaces, plumbing for washing machine, space for tumble dryer and fridge freezer, ceiling light point, door to garden and double glazed window to side.

Cloakroom

WC, wash hand basin, ceiling light point and towel rail.

Dining Room

10' 8" x 9' 10" (3.25m x 3.00m)

Double glazed window to side elevation, door to garden and access into the kitchen.



Conservatory

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed windows surrounding, ceiling light point, central heating radiator and double glazed doors to garden.

Landing

Ceiling light point and storage cupboard.

Bedroom One

19' 8" x 10' 10" (5.99m x 3.30m)

Double glazed window front elevation, built in wardrobes, two ceiling light points and central heating radiator.

Dressing Room

10' 3" x 6' 7" (3.12m x 2.01m)

Double glazed window to rear elevation, ceiling light point, door to en suite and his and hers wardrobes.

En Suite

Walk in shower, wash hand basin, WC, tiled walls and floor, spotlights, double glazed obscure window to rear elevation and towel rail.

Bedroom Two

15' 7" x 9' 10" (4.75m x 3.00m)

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

Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m)

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

Bedroom Four

12' 2" x 8' 10" (3.71m x 2.69m)

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

Bathroom

Modern suite briefly comprising; fitted bath with centre-mounted taps, separate shower cubicle with regular and rain-head showers, wash hand basin with vanity, WC, towel rail, double glazed obscure window to rear elevation, spotlights and underfloor heating.

Garden

A wrap-around garden enclosed by fencing and secure gates to either side. There is a raised decking area for outdoor dining and a small lawn.





Ground Floor

First Floor

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

Property Ref: HER315279 - 0004

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HER315279



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk