

for sale

offers in the region of **£385,000**



Centurion Way Credenhill Hereford HR4 7FF

This wonderful four bedroom detached family homes offers large rooms throughout and has been finished to a high standard making it the perfect home for growing families looking to upsize. Located in the beautiful village of Credenhill which offers a number of village amenities including a parade of shops, restaurant, takeaway food outlet, village school, community centre, sports field and a regular daily bus service to Hereford city centre. Briefly comprising: off road parking, garage up and over doors, entrance hall, downstairs W.C, dining room, lounge, kitchen, first floor landing. Four bedrooms, master en-suite, family bathroom and a beautiful garden to the rear.

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Approach

Dropped curb giving access to the tarmac drive which leads to the garage up and over doors, pebble stones to the side and electric port with a side gate giving access to the rear garden and door giving access to:

Entrance Hall

Double glazed door to front, central heating radiator, ceiling light point, stairs to first floor and doors to the following.

Cloakroom

Low level W.C, wash hand basin, central heating radiator, ceiling light point, extractor fan and part tiling to walls.

Lounge

14' 10" Max x 15' 1" (4.52m Max x 4.60m)

Double glazed French doors to rear, double glazed window to rear elevation, two radiators, light point and coving to ceiling.

Dining Room

10' 10" x 8' (3.30m x 2.44m)

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

Kitchen

15' 1" Max x 7' 11" Max (4.60m Max x 2.41m Max)

Fitted kitchen with soft close wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, integrated electric oven and induction hob with extractor fan over, integrated dishwasher and fridge freezer, wine cooler, plumbing for washing machine, central heating radiator, spotlights to ceiling, double glazed window to rear elevation and double glaze door to side giving access to the rear garden.

Landing

Loft access, ceiling light point, airing cupboard and doors leading to the following.



Bedroom One

12' 4" x 11' 4" Max (3.76m x 3.45m Max)

Double glazed window to front elevation, built in wardrobes, radiator, ceiling light point and door to the en suite.

En Suite

Double glazed obscure window to front elevation, shower, low level W.C, wash hand basin, extractor fan, ceiling light point and heated towel rail.

Bedroom Two

11' 10" Max x 9' (3.61m Max x 2.74m)

Double glazed window to front elevation, built in wardrobes, radiator and ceiling light point.

Bedroom Three

11' 4" x 9' (3.45m x 2.74m)

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

Bedroom Four

11' 11" x 8' (3.63m x 2.44m)

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

Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower overhead, Low level W.C, wash hand basin, part tiling to walls, wall towel radiator, ceiling light point, extractor fan and double glazed obscure window to rear elevation

Rear Garden

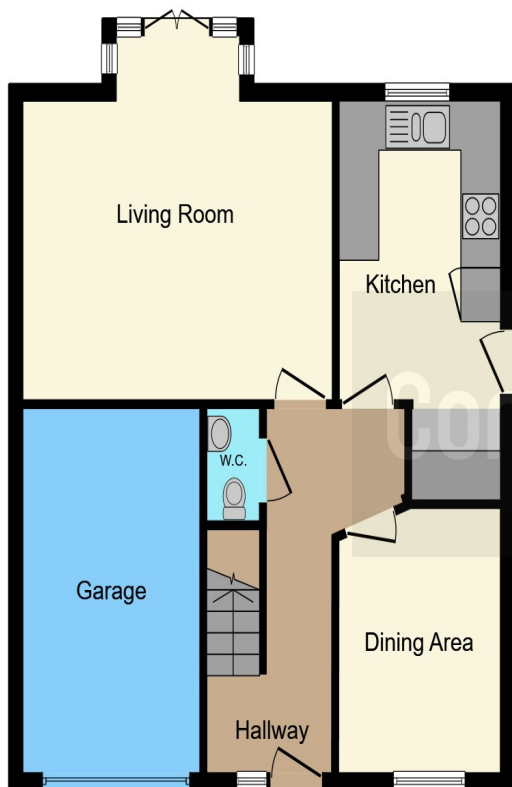
Slab paved area to lawn, path to rear, mature shrubs, plants and fencing to borders, side gate back to the front of the property and to the rear there is a bar which has power and is perfect for entertaining.

Garage

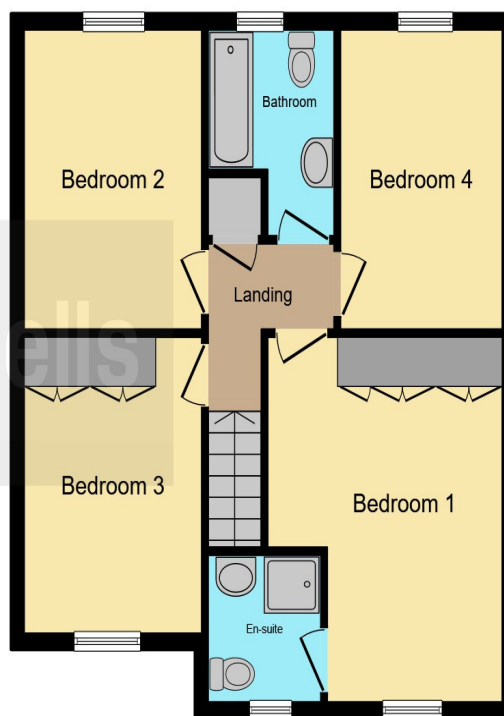
17' 11" x 8' 9" (5.46m x 2.67m)

Power and lighting with up and over doors.





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

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Property Ref: HER315418 - 0003

Tenure: Freehold

EPC Rating: C

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