

for sale

£450,000



Bullingham Lane Hereford HR2 7RZ

A lovely detached family home on the southern edge of Hereford, offering spacious accommodation, ample parking, and a generous garden with far-reaching countryside views—an ideal setting for comfortable family living.

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Approach

A drop curb giving access to a brick paved driveway with parking for several vehicles, with access gate to the side and access to the up-and-over garage door. This has a brick wall and fence to enclose. There is an iron gate taking you through to the front entrance with steps to the front door, door to the front gives access to the entrance hall.

Entrance Hall

Stain glass door to front, window to front elevation, stairs leading to the first floor landing, central heating radiator, ceiling light point and doors to the following.

Cloakroom

Double glazed obscure window to front elevation, low level W.C, wash hand basin, part tiling to walls, central heating radiator and ceiling light point.

Lounge

18' 8" into bay x 13' 7" (5.69m into bay x 4.14m)

Double glazed bay window to front elevation looking out over countryside views, log burner with brick surround and marble hearth, central heating radiator, ceiling light point and fan and double French doors leading into the kitchen.

Dining Room

16' 1" x 8' 5" (4.90m x 2.57m)

Double glazed bay window to front elevation, electric fire place, central heating radiator, ceiling light point and door leading to the utility.

Kitchen

25' 3" max x 10' 11" (7.70m max x 3.33m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated electric oven, induction hob with extractor fan over, space for American style fridge freezer, fitted island with breakfast bar with storage under, space for drinks fridge, two double glazed windows to rear elevation, light points and spotlights to ceiling, doors leading to the following.

Utility Room

13' 8" max x 8' 4" max (4.17m max x 2.54m max)

Fitted wooden wall and base units with roll top work surfaces, one and a half bowl sink and drainer, central heating boiler, plumbing for washing machine and dishwasher, ceiling light point, double glazed door to rear, window to side elevation, ceiling light point and central heating radiator.

Conservatory

18' 5" x 7' 10" (5.61m x 2.39m)

Double glazed French doors to front giving access to the garden, double glazed windows to side and rear elevations, electric fire with feature surround and ceiling light point.

Landing

Loft access, two central heating radiators, two ceiling light points and doors to the following.



Bedroom One

20' 8" max x 10' 8" max (6.30m max x 3.25m max)

Two double glazed windows to front elevation with stunning countryside views, two central heating radiators, opening into the dressing room with double fitted wardrobes and oak flooring two ceiling light points and door to en suite.

En Suite

Modern white suite briefly comprising: shower cubicle with glass door, wash hand basin, low level W.C, central heating radiator, ceiling light point and double glazed obscure window to side elevation.

Bedroom Two

11' 7" recess x 11' (3.53m recess x 3.35m)

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

Bedroom Three

9' 2" recess x 8' 5" (2.79m recess x 2.57m)

Double glazed window to front elevation with stunning views, built in wardrobe, central heating radiator and ceiling light point.

Bedroom Four

8' 4" into wardrobe x 8' 5" (2.54m into wardrobe x 2.57m)

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

Bathroom

Modern white suite briefly comprising of corner style Jacuzzi bath with mixer taps, wash hand basin with vanity, W.C, tiling to floors, panels to walls, central heating radiator, spotlights and double glazed obscure window to side elevation.

Shower Room

Modern white suite briefly comprising: walk in shower, wash hand basin with vanity, low level W.C, panels to walls, tiled floor, extractor fan, ladder style radiator, spotlights and double glazed obscure window to side elevation.

Garage

Electric up and over doors, power and lighting.

Rear Garden

A lovely garden which looks out over countryside views which is mostly laid to lawn with a raised patio area with pergola a second patio area and a third area. There is an outside brick barbecue, and access into the Sun Room. There is a rear courtyard with outside wooden storage shed, which is enclosed by fencing and access door into the utility room.





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: HER315311 - 0007

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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