

for sale

£380,000



Dunnock Close Holmer Hereford HR4 9WG

A beautifully presented four bedroom detached property being sold with no onward chain. Occupying a peaceful position on the Hereford Point Development, with a converted garage, master en suite and utility room.

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Entrance Hall

LVT flooring throughout, ceiling light point, radiator, storage cupboard, stairs to first floor and doors to main living areas.

Cloakroom

WC, wash hand basin, radiator, ceiling light point and double glazed obscure window to front elevation.

Lounge

20' 8" into bay x 11' (6.30m into bay x 3.35m)

Double glazed bay window to front, ceiling light point, two radiators and TV point.

Kitchen

20' 3" x 10' 2" (6.17m x 3.10m)

An open plan kitchen/diner comprising a modern fitted kitchen with wall and base units with roll top work surfaces, one and a half bowl sink and drainer, splash back panels, integrated oven, grill and hob with cooker hood over and an integrated fridge freezer. LVT flooring throughout, double glazed window to rear, spotlights to ceiling, two radiators and double doors to garden.

Utility Room

3' 9" x 4' 8" (1.14m x 1.42m)

Wall and base unit, roll top work surfaces, space for tumble dryer, radiator, boiler and ceiling light point.

Landing

Double glazed window to rear elevation, two ceiling light points and loft hatch.



Bedroom One

10' 8" x 8' 5" into wardrobe (3.25m x 2.57m into wardrobe)

Double glazed window with open views to rear elevation, radiator, ceiling light point, built in wardrobe with sliding doors and TV point.

En Suite

Walk in shower, wash hand basin with vanity storage, WC, tiled splash backs, spotlights and extractor fan.

Bedroom Two

11' 8" x 7' 11" (3.56m x 2.41m)

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

Bedroom Three

6' 11" x 10' 4" (2.11m x 3.15m)

Double glazed window with open views to rear elevation, radiator, ceiling light point and TV point.

Bedroom Four

8' 4" x 7' 6" (2.54m x 2.29m)

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

Rear Garden

A low maintenance, private rear garden boasting an AstroTurf lawn enclosed by fencing and bordered by patio. Double doors lead from the AstroTurf lawn to the garage conversion, while a side gate gives access to the driveway. Further featuring outdoor lighting and an outdoor tap.

Garage

The once-functional garage has undergone a stylish transformation, now serving as a versatile space at the rear that can be an office, gym, or playroom, offering flexibility to fit various needs. With the practicality of garage storage space to the front with up and over doors.





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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