

for sale

£425,000



Mantella Drive HEREFORD HR1 1FB

A well presented four-bedroom detached property located in the sought-after Tupsley area. Benefiting from two reception rooms, master en suite, garage and driveway. Viewing Recommended!

Mantella Drive HEREFORD HR1 1FB

Entrance Hall

Ceiling light point, radiator, two storage cupboards, stairs to first floor landing and doors to main living areas.

Lounge

10' 2" x 16' 2" (3.10m x 4.93m)

Double glazed window to front, double doors to rear patio, two ceiling light points and two radiators.

Dining Room

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

Double glazed windows to front and side aspects. ceiling light point and radiator.

Kitchen

15' 2" x 15' 2" (4.62m x 4.62m)

Modern fitted wall, base and draw units with roll top work surfaces, one and a half bowl sink and drainer, integrated fridge freezer, washing machine and dishwasher, oven, gas hob and cooker hood, two ceiling light points, double glazed windows to side and rear aspects and door to garden.

Landing

Loft hatch, ceiling light point, double glazed window to rear elevation and doors to the following:



Bedroom One

14' 5" x 10' 1" (4.39m x 3.07m)

Double glazed window to side elevation, ceiling light point, radiator, TV point and door to en suite.

En Suite

Walk in shower with sliding glass door and tiled splashbacks, WC, wash hand basin, ceiling light point, double glazed window to rear and radiator.

Bedroom Two

8' 9" x 14' 10" (2.67m x 4.52m)

Double glazed windows to front and side elevations, ceiling light point and radiator.

Bedroom Three

12' 2" max x 9' 3" (3.71m max x 2.82m)

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

Bedroom Four

7' 5" x 7' (2.26m x 2.13m)

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

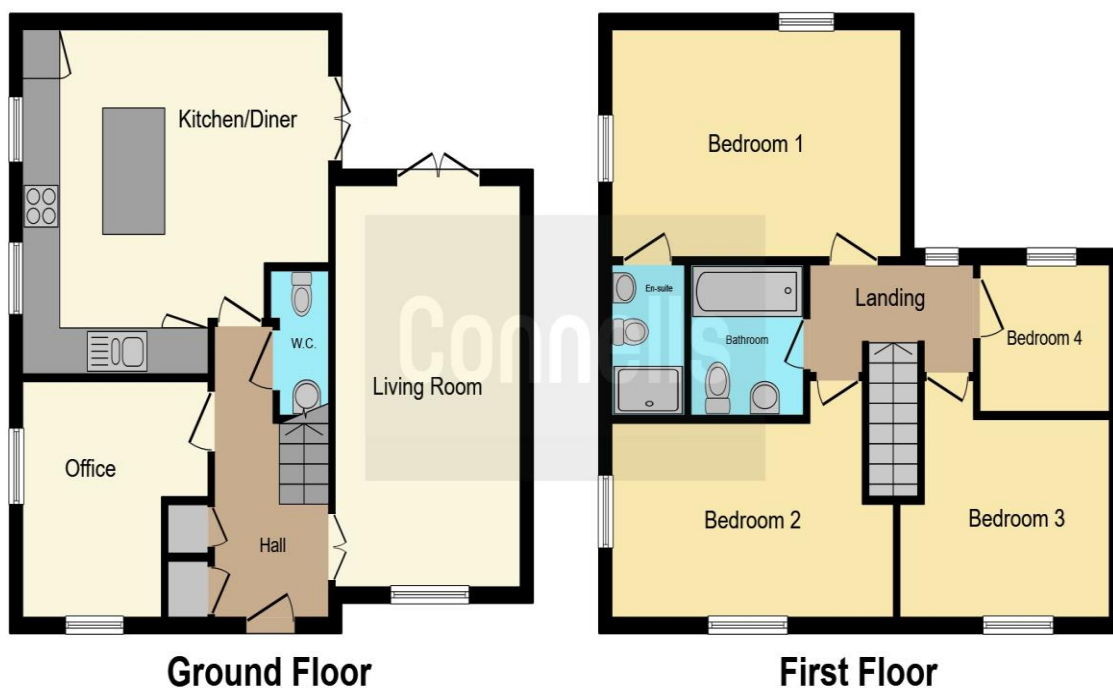
Bathroom

Bath with shower over, tiled splashbacks, WC, wash hand basin, radiator, ceiling light point and extractor fan.

Garden

A great sized garden mainly laid to lawn, enclosed by fencing at the borders with a side gate giving access to the front.





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: HER315449 - 0003

Tenure: Freehold

EPC Rating: B

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