

for sale

£395,000



The Firs Winforton Hereford HR3 6AL

A beautifully presented, three-bedroom detached property offered for sale with no onward chain. A spacious layout provides ideal family accommodation with added benefits of a utility room, master en suite, detached garage and ample parking to the front. Located in the desirable village of Winforton.

The Firs Winforton Hereford HR3 6AL

Entrance Hall

Underfloor heating throughout, spotlights to ceiling, stairs to first floor and doors to all living areas.

Lounge

18' 9" x 9' 8" (5.71m x 2.95m)

Double glazed window to front elevation, double door to rear garden, spotlights to ceiling, underfloor heating and log burner fire place with brick feature surround.

Kitchen

10' 3" x 18' 9" (3.12m x 5.71m)

Wall, base and drawer units with solid oak worktops, one bowl sink and drainer, integrated oven, electric hob with hood and dishwasher, spotlights to ceiling, double glazed windows to front and rear, side door to driveway and underfloor heating.

Utility Room

6' 10" x 9' 10" (2.08m x 3.00m)

One bowl chrome sink and drainer, base units and worktops, plumbing for washing machine, space for tumble dryer, WC and double glazed window to rear.

Landing

Loft hatch, radiator, ceiling light point and double glazed window to rear elevation.



Bedroom One

14' 4" x 9' 7" (4.37m x 2.92m)

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

En Suite

Walk in shower cubicle with dual heads and tiled splashbacks, WC, wash hand basin with vanity, towel rail, spotlights and double glazed window to front elevation.

Bedroom Two

10' 4" x 9' 3" (3.15m x 2.82m)

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

Bedroom Three

10' 3" x 8' 11" (3.12m x 2.72m)

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

Bathroom

Bath with shower over and splashback tiling, WC, wash hand basin with vanity, towel rail, spotlights and double glazed window to front elevation.

Garden

A private rear garden with a low maintenance lawn area and raised decking, enclosed at the borders by fencing with access to the front driveway.





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: HER315388 - 0003

Tenure: Freehold

EPC Rating: B

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