

for sale

£545,000



## Ross Road HEREFORD HR2 7RJ

A Connells Signature Property - An immaculately presented three-bedroom home with a one bedroom, self-contained annex. Open plan living offers spacious family accommodation along with a spectacular rear garden, outbuildings, driveway parking and a garage.

# Ross Road HEREFORD HR2 7RJ

## Entrance Porch

Ceiling light point and doors into open plan living area.

## Open Plan Living Area Lounge

With a multi-fuel fire place, bi-folding doors onto the rear garden, ceiling spotlights and a double glazed acoustic bay window to the front aspect.

## Kitchen / Dining Area

Fitted kitchen consisting of fitted wall, base and drawer units, one and a half bowl sink and drainer unit and integrated appliances to include; oven, grill, microwave and fridge freezer. A central island with work surfaces and drawer storage features an integrated electric hob with extractor fan overhead. Bi-folding doors open onto the rear garden, with an additional window at the side aspect and ceiling spotlights.

## Landing

Spotlights, radiator, Velux skylight, under eaves storage and doors to the following:

## Bedroom One

13' 4" x 15' 2" ( 4.06m x 4.62m )

Spotlights, under eaves storage, walk-in wardrobe, radiator and double glazed window to rear elevation.

## Bedroom Two

Spotlights, radiator, double glazed window to side and Velux to front, under eaves storage and door to en suite.

## Bedroom Three

7' 10" max x 10' 1" max ( 2.39m max x 3.07m max )

Spotlights, storage, radiator and double glazed window to rear.

## Bathroom

A modern suite comprising a walk in shower cubicle with dual heads, splashback panels and a sliding glass door, a fitted bath with mixer taps and handheld shower, w/c, wash hand basin with vanity storage, wall mounted towel rail, spotlights and double glazed obscure window to front.





## Annex Entrance

Front access via UPVC door leads directly into the annex from the driveway. With spotlights to ceiling, radiator, a door to the garden and doors to bedroom and kitchenette.

## Utility Room/Annex Kitchenette

10' 1" x 7' 9" ( 3.07m x 2.36m )

Base units with work surfaces over, plumbing for a washing machine and space for a tumble dryer. Double glazed acoustic window to front and doors giving access into the annex lounge and hallway.

## Lounge

12' 11" x 7' 3" ( 3.94m x 2.21m )

Spotlights to ceiling, radiator and double glazed window to rear.

## Bedroom

8' 2" x 14' 1" ( 2.49m x 4.29m )

Spotlights to ceiling, radiator, double glazed window to front and side aspects and door to the en suite.

## En Suite

Corner shower unit, w/c, wash hand basin with vanity storage, wall mounted towel rail, automatic spotlights, double glazed obscure window to rear.

## Garage

15' x 8' ( 4.57m x 2.44m )

Up and over doors to front.

## Summerhouse / Bar

A large L-Shaped room with power, lighting and a log burner fireplace. Currently used as a bar/lounge/games area with bi-folding doors opening out onto the patio.

## Garden

A well maintained rear garden offering plenty of space for relaxation and entertainment, At the heart of the garden lies a vast, lush lawn, perfectly manicured and ideal for outdoor activities or simply enjoying the open air. Adjacent to the lawn is a spacious patio area designed for dining and lounging. Nestled in the corner of the garden there is a covered hot tub/Jacuzzi area, offering ultimate relaxation.

A large outbuilding adds further versatility to the garden. It's split into two sections; one serves as a stylish bar and games room and the other side is equipped as a workshop.

The entire garden is completely private and the design of the space ensures no part of the garden is overlooked.





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Property Ref: HER315278 - 0004

**Tenure:** Freehold

**EPC Rating:** C

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