

for sale

£375,000



Whitecross Road Hereford HR4 0DL

Finished to a high standard throughout this wonderful detached family home is situated in a highly sought after location of Whitecross. This beautiful home has the added benefit of off road parking and a garage which also has additional parking in front.

Whitecross Road Hereford HR4 0DL

Approach

A drop curb giving access to the great sized block paved drive which leads up to the front door. There is walls and fencing to the borders and a side gate which gives access to the rear garden, the door to the front gives access to the porch.

Entrance Porch

Double glazed door to front, double glazed windows to front and side elevation, tiled floor and doors to the following.

Entrance Hall

Door to front and double glazed obscure window to front elevation, stairs leading to the first floor landing, central heating radiator, ceiling light point and doors leading to:

Lounge

13' 4" x 11' 10" (4.06m x 3.61m)

Double glazed bay window to front elevation, log burner with featured open brick wall, central heating radiator, wall and ceiling light point, oak frame separating lounge and the dining room.

Dining Room

13' 4" x 11' 11" (4.06m x 3.63m)

Double glazed French doors to rear giving access to the rear garden, central heating radiator and pendant lighting over the dining table with a door leading to the kitchen.

Kitchen

14' 2" x 13' 8" (4.32m x 4.17m)

A fitted kitchen with soft close wall and base units and work surfaces over, one and a half bowl sink and drainer, integrated oven with grill and gas hob with cooker hood, space for fridge freezer, plumbing for washing machine, spotlights and pendant lighting to the ceiling, double glazed window to rear elevation and door to utility room.

Utility Room

10' 11" x 8' 5" (3.33m x 2.57m)

Double glazed windows to rear and side elevations, door to side giving access to the rear garden, plumbing for washing machine and space for tumble dryer, central heating radiator and door to WC.

Cloakroom

Low level WC, wash hand basin, fully tiled to the walls, double glazed obscure window to side elevation and wall light point.



First Floor Landing

Double glazed window to front elevation, central heating radiator, stairs to loft room, spotlights to ceiling, airing cupboard which houses the water tank and door to the following

Bedroom One

13' 3" x 12' 11" max (4.04m x 3.94m max)

Double glazed bay window to front elevation, central heating radiator and spotlights to ceiling.

Bedroom Two

13' 3" max x 11' 10" max (4.04m max x 3.61m max)

Double glazed window to rear elevation, central heating radiator and spotlights to ceiling.

Bedroom Three

10' 10" x 7' 9" max (3.30m x 2.36m max)

Double glazed window to rear elevation, fitted wardrobes, central heating radiator and ceiling light point.

Bathroom

A modern white suite briefly comprising: bath with mixer taps and shower overhead, wash hand basin with vanity, low level W.C, central heating radiator, double glazed obscure window to rear elevation, part tiling to walls and spotlights to ceiling.

Separate W/C

Double glazed obscure window to side elevation, wash hand basin, low level W.C and ceiling light point.

Loft Room

16' 10" x 9' 7" (5.13m x 2.92m)

Double glazed sky window to rear elevation, storage in eaves, ceiling light point and restricted head height.

Garage

9' 9" x 19' 1" (2.97m x 5.82m)

Up and over doors with a driveway in front providing additional off road parking and has power and lighting.

Rear Garden

A great size garden to the rear of the home which has a slab paved area perfect for entertaining guest and leads to a good size lawn. There is walls and fencing to the borders and a side gate giving access to the front of the home and the other side there is a side shed.





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

To view this property please contact Connells on

T 01432 267 511
E hereford@connells.co.uk

23 King Street
 HEREFORD HR4 9BX

Property Ref: HER315633 - 0005

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/HER315633



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk