

for sale

£425,000



The Steppes Burghill Hereford HR4 7RJ

This charming four bedroom semi detached family home offers the perfect blend of comfort and tranquillity. Set in a peaceful location with stunning views all around. This spacious home features a well proportioned interior including a bright and airy living room, modern kitchen, and four comfortable bedrooms, each with plenty of natural light. Outside the large garden is a standout feature, offering plenty of space for outdoor activities and relaxation. The garden backs onto beautiful fields, providing a serene countryside backdrop and uninterrupted views. Briefly comprising: off road parking, entrance porch, lounge, kitchen, inner hall, utility room, downstairs bathroom, first floor landing, four bedrooms, upstairs shower room and a great size garden to the rear.

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Approach

A drop curb giving access to the tarmac drive which leads up the side of the home. The side gate gives access to the rear garden and to the front of the home is a beautiful lawn area with steps leading up to the front door.

Entrance Porch

Double glazed door to front and a double glazed door leading to lounge.

Lounge

13' max x 16' (3.96m max x 4.88m)

Double glazed window to rear elevation, fire place with feature brick surround, central heating radiator, ceiling light point and door to the following.

Kitchen

15' 11" x 12' 10" (4.85m x 3.91m)

Fitted kitchen with soft close wall and base units with roll top work surfaces, one bowl sink and drainer with splash back tiling to walls, integrated electric oven and microwave with a gas hob with a cooker hood over, integrated dish washer, space for American style fridge freezer, central heating radiator, two ceiling light points, double glazed window to front elevation, stairs leading to the first floor landing and door to the following.

Hallway

Double glazed door to rear giving access to the rear garden, double glazed obscure window to side elevation, central heating radiator, ceiling light point and doors to the following.

Utility Room

9' 4" x 5' 2" (2.84m x 1.57m)

Double glazed window to rear elevation, wooden wall and base units with roll top work surfaces over, one bowl sink and drainer, splash back tiling to walls, plumbing for washing machine, space for tumble dryer, central heating radiator and ceiling light point.

Bathroom

Modern white suite briefly comprising of bath with mixer taps, wash hand basin, low W.C, part tiling to walls, double glazed obscure window to side elevation, central heating radiator, extractor fan and ceiling light point.

First Floor Landing

Loft access, two ceiling light points, central heating boiler and doors to the following.



Bedroom One

14' max x 11' 11" (4.27m max x 3.63m)

Double glazed window to side elevation, double glazed window to rear elevation with access to balcony and looks out over stunning far reaching countryside views, central heating radiator, fitted wardrobes, ceiling light point and central heating fan.

Bedroom Two

13' max x 8' 9" (3.96m max x 2.67m)

Double glazed window to front elevation looking out over stunning far reaching countryside views, central heating radiator, ceiling light point and central heating fan.

Bedroom Three

13' x 6' 6" (3.96m x 1.98m)

Double glazed window to rear elevation looking out over stunning far reaching countryside views, central heating radiator and ceiling light point.

Bedroom Four

12' 11" x 6' 7" (3.94m x 2.01m)

Double glazed window to front elevation looking out over stunning far reaching countryside views, central heating radiator and ceiling light point.

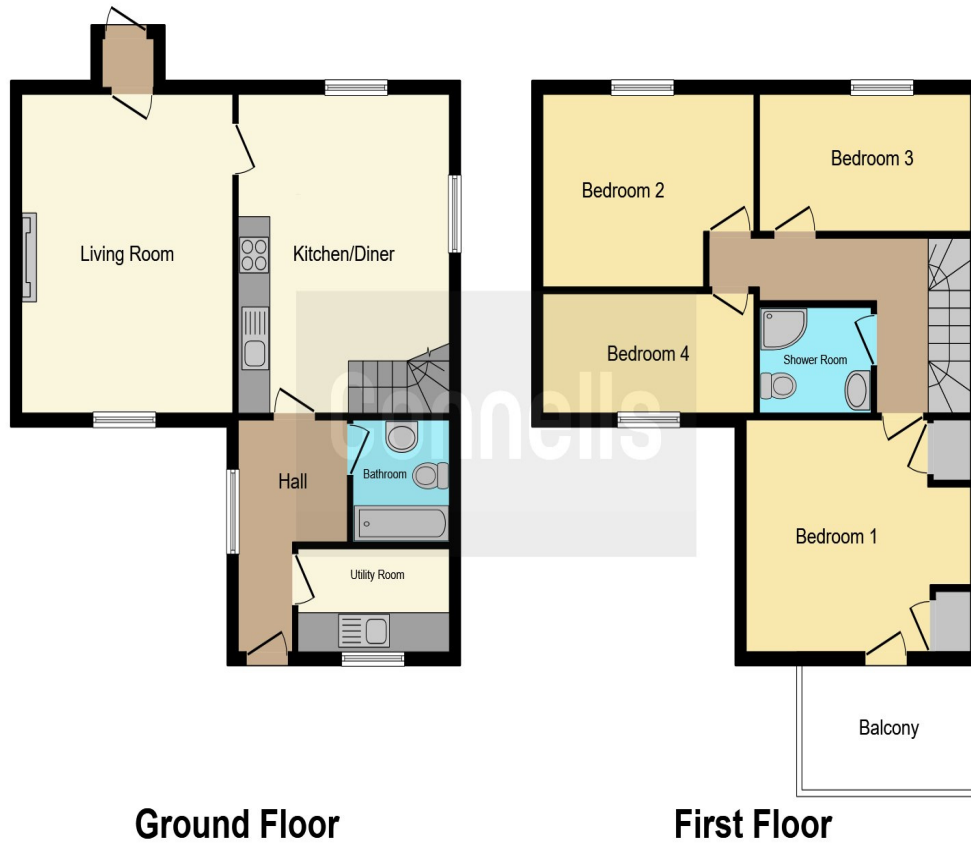
Upstairs Shower Room

A modern suite briefly comprising luxurious and spar like shower with body jets and shower over head, wash hand basin, low level W.C, fully tiled to walls, ladder style radiator, extractor fan and ceiling light point.

Rear Garden

This stunning rear garden is for everyone, at the front the garden has a great sized slabbed area which is perfect for entertaining guest. This leads to the great size lawn with backs onto the fields and offers stunning views and has a small pond in the middle and to the end is another patio area where you can sit to enjoy the views and sun. You have mature shrubs and fencing to the borders with a side gate which gives access back to the front of the home.





Ground Floor

First Floor

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

23 King Street
 HEREFORD HR4 9BX

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Tenure: Freehold

EPC Rating: Awaited

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