

for sale

offers in the region of **£435,000**



Brockington Road Bodenham Hereford HR1 3LP

This lovely four-bedroom detached bungalow is being sold with NO ONWARD CHAIN. The home offers great size rooms throughout and gives you the option for living with one of the bedrooms currently being use as a dining room. Being located in a quiet cul-de-sac location this lovely home also has the added benefit of the garden backing onto open farm land. Briefly comprising: off road parking, garage with electric up and over doors, garden to the front, entrance porch, welcoming hallway, lounge, dining room, kitchen, utility room, four bedrooms, wet room and a great size garden to the rear.

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Approach

A drop curb giving access to the great sized tarmac drive which leads down the side of the home and to the garage up and over doors. You have a side gate which gives access to the rear garden and to the front you have a beautiful garden which is surrounded by mature shrubs and plants. The door to the side gives access to the entrance porch.

Entrance Porch

Double glazed door to side, double glazed window to front and side elevation and door to the following.

Entrance Hall

Double glazed stain glass door to front, double glazed obscure window to front elevation, storage and airing cupboard, two central heating radiators, loft access, two ceiling light points and doors leading to the following.

Cloakroom

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

Lounge

15' 6" x 11' 7" max (4.72m x 3.53m max)

Double glazed window to front elevation, central heating radiator, gas fire place with featured brick surround and ceiling light point.

Dining Room

8' 11" x 8' 10" (2.72m x 2.69m)

Double glazed patio door to the rear giving access to the rear garden, central heating radiator, ceiling light point and opening to kitchen.

Kitchen

12' 1" max x 8' 11" (3.68m max x 2.72m)

Fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, splash back tiling to walls, space for cooker with cooker hood over, space for fridge freezer, storage cupboard which houses the central heating boiler, ceiling light point, double glazed window to rear elevation and double glazed door to the rear giving access to the utility room.

Utility Room

9' x 4' 11" (2.74m x 1.50m)

Door to side giving access to the rear garden, double glazed window to rear elevation, plumbing for washing machine and ceiling light point.



Bedroom One

12' 10" x 11' 9" max (3.91m x 3.58m max)

Currently being used as a dining room this spacious room has a double glazed window to front elevation, central heating radiator, built in wardrobes and ceiling light point.

Bedroom Two

14' 10" max x 8' 10" (4.52m max x 2.69m)

Double glazed window to front elevation, central heating radiator, built in wardrobes and ceiling light point.

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m)

Double glazed window to rear elevation, central heating radiator, built in wardrobes with mirror doors and ceiling light point.

Bedroom Four

8' 11" x 7' 5" (2.72m x 2.26m)

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

Wet Room

A modern white suite briefly comprising: shower over head, wash hand basin, low level W.C, fully tiled to the walls, radiator, extractor fan, ceiling light point and double glazed obscure window to rear elevation

Garage

18' 1" x 8' 7" (5.51m x 2.62m)

Electric up and over doors, window to side elevation, door to workshop, power and light.

Workshop/Office

8' 8" x 7' 4" (2.64m x 2.24m)

Door to rear, double, window to side elevation, power and lighting.

Rear Garden

This beautiful rear garden is the full length of the home ich backs on and enjoys a lovely outlook acrid the adjoining open farm land. The garden has a lovely lawn area which is surrounded by mature shrubs and plants and is perfect for garden lovers.





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

Property Ref: HER314492 - 0003

Tenure: Freehold

EPC Rating: Awaited

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