

for sale

£560,000



## Hill View . Upper Dormington Hereford HR1 4EF

Situated in an elevated position on approximately one-third of an acre, this attractive and extended three-bedroom detached bungalow enjoys far-reaching views across the beautiful Herefordshire countryside and beyond. Well presented throughout, it offers an ideal blend of comfort and rural living,



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## Approach

Gated single track driveway leading to the garage/workshop.

## Entrance Hall

Double glazed window to side elevation, flooring with tiles and carpet, ceiling light point and feature skylights, charming oak beams, double storage cupboard and loft access.

## Dining Room

10' x 10' ( 3.05m x 3.05m )

Tiled flooring, radiator, two wall light points and ceiling light point.

## Kitchen

10' x 11' ( 3.05m x 3.35m )

Fitted kitchen with wall and base units, roll top work surfaces, splash back tiling, one and a half bowl sink and drainer, Bosch integrated electric oven, Zanussi built in gas hob with cooker hood over, integrated fridge and freezer, double glazed window to front elevation, tower radiator, ceiling light point and archway to dining room.

## Lounge

14' 9" x 19' 2" ( 4.50m x 5.84m )

Double glazed window to front elevation, double glazed patio doors, stone feature fireplace with multi fuel wood burning stove, two radiators, two ceiling light points and carpet flooring. French doors through to summer room.

## Garden Room

10' 5" x 11' 7" ( 3.17m x 3.53m )

Timber/brick frame construction with double glazed windows to front and side elevations and French doors to front, radiator, wall light point and stable door to utility room.

## Utility Room

7' 7" x 7' 6" ( 2.31m x 2.29m )

Wall and base units, roll top work surfaces, plumbing and space for washing machine, oil fired boiler, ceiling light point and double glazed window to side elevation.





## Bedroom One

13' 10" x 13' 6" ( 4.22m x 4.11m )

Double glazed bay window to front elevation with far reaching views, radiator, carpet flooring and ceiling light point.

## Bedroom Two

14' 2" x 13' 9" ( 4.32m x 4.19m )

Double glazed window to side elevation, fitted wardrobes, radiator, Velux window, carpet and ceiling light point.

## En Suite

Walk in shower cubicle, wash hand basin, WC, extractor fan, shaver point, feature mirror with light, Velux window and radiator.

## Bedroom Three

10' 4" x 8' 1" ( 3.15m x 2.46m )

Double glazed window to the rear, radiator, wall light points and carpeted flooring. Loft hatch access with potential for conversion (subject to planning).

## Bathroom

White suite comprising; roll top bath, wash hand basin, WC, ceiling light point and wall light, mirror unit with additional light, housing a shaver point, part tiling to walls, laminate flooring, double glazed window to rear elevation and central heating radiator

## Garage/Workshop

15' x 20' ( 4.57m x 6.10m )

Up and over doors to front, windows to side aspects, light point and power points.

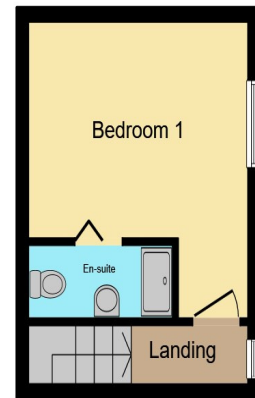
## Gardens

Four/five tier garden with outdoor lighting and power points, soaking up views over Herefordshire and beyond, lawn areas, stone walls, flower beds and shrubbery, trees, decking perfect for entertaining, steps, stone/shingle paths, pond, newly fitted oil tank, storage shed, large greenhouse and patio area.





**Ground Floor**



**First Floor**

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Tenure:Freehold EPC Rating: D

Council Tax Band: E

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