

for sale

£280,000



Sandown Drive HEREFORD HR4 9TB

An immaculately presented, three/four bedroom extended family home located in the popular Bobblestock neighbourhood. Offering a large driveway, modern kitchen, newly fitted bathroom and a spacious ground floor layout.

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Entrance Porch

Further door giving access into the lounge.

Lounge

14' 7" max x 15' 6" (4.45m max x 4.72m)

Double glazed window to front, ceiling light point, radiator, stairs to first floor and door to kitchen.

Kitchen

6' 3" x 14' 8" (1.91m x 4.47m)

Wall, base and draw units, roll top work surfaces, part tiling to walls, one and a half bowl and drainer, freestanding double oven with seven ring gas hob and cooker hood over, plumbing for washing machine, integrated dish washer, integrated fridge freezer, two double glazed windows to rear, two ceiling light points and pantry cupboard.

Dining Room

16' 11" x 7' 3" (5.16m x 2.21m)

Double glazed window to rear aspect, sliding door to garden, ceiling light point, central heating radiator and door giving access to the rear garden.

Reception Room

16' 4" x 8' 1" (4.98m x 2.46m)

Double glazed window to front, two ceiling light points and radiator.

Landing

Double glazed window to side elevation, loft hatch and doors to the following:



Bedroom One

9' 1" x 11' 2" wardrobe (2.77m x 3.40m wardrobe)

Double glazed window to front elevation, ceiling light point, radiator and built in wardrobes with sliding mirrored doors.

Bedroom Two

8' 6" x 8' 1" (2.59m x 2.46m)

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

Bedroom Three

9' 10" x 6' 2" (3.00m x 1.88m)

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

Bathroom

Modern white suite briefly comprising of bath with shower over, tiled walls, wash hand basin with vanity unit, WC, ceiling light point, towel rail, extractor fan and fitted storage cupboard with mirrored door.

Garden

An enclosed rear garden offering a patio area for entertaining, leading to a low maintenance lawn and outdoor storage unit. Further benefiting from rear gate access and an outdoor tap.





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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Property Ref: HER315646 - 0004

Tenure: Freehold

EPC Rating: Awaited

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