

for sale

£298,000



## Canonford Avenue Eardisley Hereford HR3 6PL

Being sold with NO ONWARD CHAIN this gorgeous, large semi-detached family home is located in a quiet cul-de-sac location in the popular village of Eardisley. The home has been finished to a high standard throughout and is one you must see to fully appreciate the size and finish.



# Canonford Avenue Eardisley Hereford HR3 6PL

## Approach

A drop curb giving access to the large driveway with a lawn to the side. There is fencing to the borders and the door to the front gives access to the entrance hallway.

## Entrance Hall

Double glazed door to the front, electric wall mounted radiator, stairs leading to the first floor landing, spot lights to the ceiling and doors leading to:

## Lounge

11' 11" Max x 11' 1" ( 3.63m Max x 3.38m )

Double glazed bi fold doors to the rear which leads out to the decking area in the rear garden, electric wall mounted radiator, electric fireplace and ceiling light point.

## Kitchen/Dining Room

18' 1" x 10' 11" Max ( 5.51m x 3.33m Max )

A fitted kitchen with soft closing wall and base units with roll top work surfaces over, one and a half bowl sink and drainer with splash back tiling to walls, integrated oven and electric hob with cooker hood over, integrated dish washer, space for American style fridge freezer, log burner, light point and spot lights to ceiling, under stairs storage, double glazed windows to front and rear elevations and door leading to the utility room.

## Utility Room

6' 3" x 5' 9" ( 1.91m x 1.75m )

Double glazed obscure window to rear elevation, double glazed door to the side which leads to the lean to, roll top work surfaces, plumbing and space for washing machine and tumble dryer, loft access, ceiling light point and door leading to the downstairs bathroom.

## Downstairs Bathroom

A modern white suite briefly comprising: Jacuzzi style bathtub shower combo with body jets, low level W.C, wash hand basin, paneling to walls, ladder style electric radiator and spot lights to the ceiling.

## Lean To

16' 9" x 6' 9" ( 5.11m x 2.06m )

Doors to the front and rear with lighting and is perfect for storage.



## First Floor Landing

Double glazed window to front elevation, loft access, spot lights to ceiling and doors leading to:

### Bedroom One

12' 9" Max x 11' 3" ( 3.89m Max x 3.43m )

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

### Bedroom Two

11' 11" Max x 9' 3" ( 3.63m Max x 2.82m )

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

### Bedroom Three

8' 5" Max x 8' 6" ( 2.57m Max x 2.59m )

Double glazed window to front elevation, electric wall mounted radiator and ceiling light point.

## Upstairs Bathroom

Modern white suite briefly comprising: bath with mixer taps, wash hand basin, low level W.C, fully tiled to the walls, electric radiator, airing cupboard which houses the water tank, ceiling light point and double glazed obscure window to front elevation

## Rear Garden

This beautiful large garden has a slab paved area which is perfect for entertaining guests and leads to the great sized lawn area. To the end of the garden there is a summer house and fencing to the borders with double opening doors to the rear which gives further access for parking.

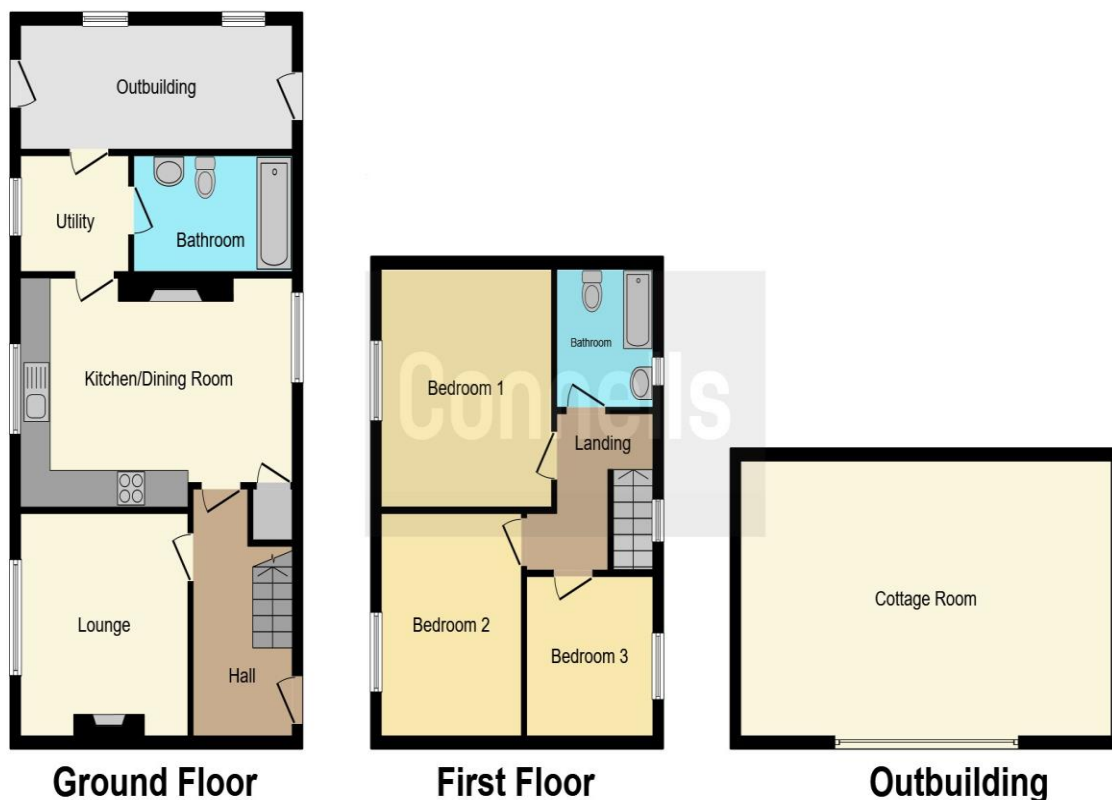
## Summer House

25' 6" x 15' 5" ( 7.77m x 4.70m )

Double glazed bi fold doors to the front, log burner and has power and lighting.







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Council Tax Band: C

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