

for sale

£285,000



## Syers Croft Clehonger Hereford HR2 9SU

This beautiful three bedroom semi-detached family home is located in a popular residential location south-west Herefordshire village of Clehonger. The home is approximately 4.5 miles from Hereford city centre. The village offers a range of amenities, including a shop, primary school, village hall, and public house and is surrounded by stunning Herefordshire countryside. This lovely home briefly comprises: off road parking, entrance porch, lounge/dining room, kitchen, sun room, office, conservatory, downstairs W.C, first landing, three bedrooms, family bathroom, beautiful garden to the rear and garage.



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## Approach

A drop curb giving access to the good size drive which leads up to the garage up and over doors. To the borders there is fencing and shrubs and the door to the front gives access to:

## Entrance Porch

Double glazed door to side, double glazed obscure windows to front and side elevations and doors to the following.

## Lounge

19' x 14' 7" ( 5.79m x 4.45m )

Double glazed door to front, double glazed window to front elevation, stairs leading to the first floor landing, under stairs storage cupboard, two radiators, two ceiling light points one with a fan, double glazed patio door to rear giving access to the rear garden and doors to the following.

## Sun Room

8' 4" x 7' 6" ( 2.54m x 2.29m )

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

## Office

15' 10" x 8' ( 4.83m x 2.44m )

Double glazed window to front elevation, ceiling light point and storage cupboard housing the boiler.

## Kitchen

11' 11" x 8' 4" ( 3.63m x 2.54m )

Fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, splash back to walls, integrated electric oven and hob, cooker hood over, integrated fridge and freezer, storage cupboard, ceiling light point, window to rear elevation and door to the following.

## Conservatory

9' 3" x 8' 4" ( 2.82m x 2.54m )

Double glazed windows to rear and side elevations, double glazed door to side giving access to the rear garden, storage cupboard, plumbing for washing machine, wall light point and door to cloakroom.

## Cloakroom

Double glazed obscure window to rear elevation, WC, wash hand basin and ceiling light point.





## First Floor Landing

Double glazed window to side elevation, loft access, ceiling light point, airing cupboard housing the water tank and doors to the following.

### Bedroom One

13' 2" into recess x 9' 4" max ( 4.01m into recess x 2.84m max )

Double glazed window to front elevation, ceiling light point, radiator and built in wardrobe.

### Bedroom Two

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window to rear elevation, wall light point, radiator, ceiling light point with fan.

### Bedroom Three

9' 5" x 9' 7" ( 2.87m x 2.92m )

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

## Bathroom

Modern white suite briefly comprising: walk in shower with glass front, wash hand basin, low level WC, part tiling to walls, radiator, double glazed obscure window to rear and two ceiling light points.

### Garage

16' 8" x 11' 2" ( 5.08m x 3.40m )

Up and over doors to front with a further door to front, power and lighting and double glazed door to the rear giving access to the rear garden.

## Rear Garden

This beautiful rear garden is bursting with greenery and offers a diverse array of plants which fills the spaces with texture, colour and life. There is also a lovely area which is mainly laid to lawn and has fencing to the borders with a side gate which gives access back to the front of the home.





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**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

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Council Tax Band: C

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