

for sale

offers in the region of **£459,950**



Beulah Beulah Moreton-On-Lugg Hereford HR4 8AG

This beautiful four bedroom detached bungalow is located approximately 4 miles north of Hereford City Centre. The local amenities including village shop, chip shop, post office, a bus service to Hereford City and is the catchment for Aylestone Secondary School. In the nearby villages of Marden and Wellington both have a further range of amenities including primary school and further local shops. This extended home briefly comprises: off road parking, entrance porch, welcoming hallway, dining room, lounge, kitchen, four bedrooms, shower room, bathroom, garage and a great size garden which wraps around the home.

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Approach

A drop curb giving access to the tarmacadamed drive which provides off road parking for three or more vehicles and from here is an additional carport which houses the oil tank and in turn leads to the garage. A parking area leads onto the front gardens which are predominantly laid to lawn and edged with a selection of mature trees. A patio at the front of the property provides outdoor seating to the front and then offers pedestrian access, which as a lovely feature where the garden wraps itself around the plot. Door to the front gives access to:

Entrance Porch

Double glazed patio door to front, double glazed windows to front and side elevations, ceiling light point and door to the following.

Entrance Hall

Double glazed door to front, central heating radiator, two ceiling light points and doors to the following.

Lounge

16' x 13' 10" into bay (4.88m x 4.22m into bay)

Double glazed bay window to front elevation and double glazed window to side elevation, log burner with a featured surround, central heating radiator, ceiling light points and spotlights to ceiling.

Dining Room

14' x 10' 1" max (4.27m x 3.07m max)

Storage cupboard, ceiling light point, opening to lounge and door to the kitchen.

Kitchen

17' 11" x 8' 2" (5.46m x 2.49m)

A fitted kitchen with soft close 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 range cooker, cooker hood over, space for fridge freezer, two central heating radiators, spotlights, three ceiling light points, two double glazed windows to side elevation, double glazed door to rear with further door to garage.



Bedroom One

13' 10" x 11' (4.22m x 3.35m)

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

Bedroom Two

13' 8" x 11' 6" (4.17m x 3.51m)

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

Bedroom Three

10' 9" into recess x 11' 10" (3.28m into recess x 3.61m)

Double glazed patio door to rear elevation, built in wardrobe with mirror doors, ceiling light point and radiator.

Bedroom Four

8' 9" x 8' (2.67m x 2.44m)

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

Bathroom

Modern white suite briefly comprising of bath with mixer taps, wash hand basin, vanity, WC, part tiling, central heating radiator, double glazed obscure window to front and spotlights to ceiling.

Shower Room

Shower cubical, glass door, low level WC, extractor fan, wash hand basin, central heating radiator, ceiling light point and double glazed obscure window to front.

Garage

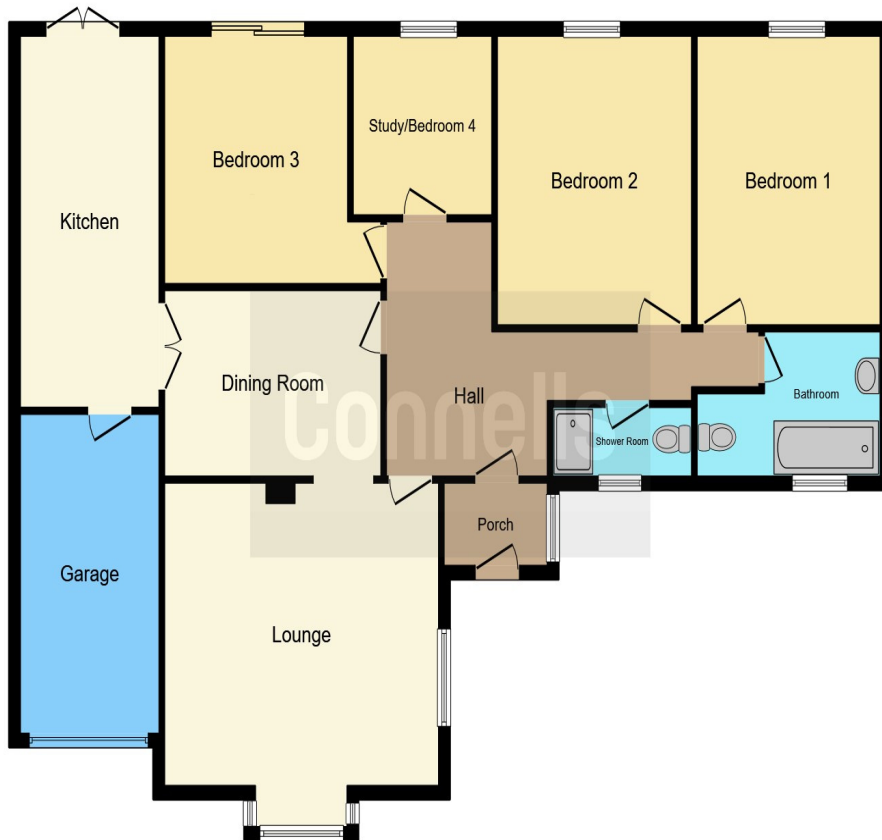
15' 1" x 8' 7" (4.60m x 2.62m)

Up and over doors, plumbing for washing machine, power and lighting.

Rear Garden

The side gardens are laid to lawn with a selection of hard standing areas, providing outdoor seating, a garden shed, additional greenhouse, some beautifully presented raised beds with a low hedge line providing extensive views over agricultural land.





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: HER315796 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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