

for sale

£430,000



Mantella Drive Hereford HR1 1FB

An immaculate, extended, detached home, offering a perfect family home with four bedrooms, located in a quiet private road off Mantella drive, enjoying countryside views across the Lugg flats and offering beautifully presented accommodation with landscaped garden and detached garage.

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Approach

Accessed through a private road from Mantella Drive, the driveway provides private off-road parking and access to the detached garage, side access to the garden and a paved pathway leads to the covered entrance with timber-framed porch.

Entrance Hall

A light and inviting entrance with under stair storage cupboard, gas central heated radiator, ceiling light points, and stairs leading to first floor.

Lounge

18' 1" x 11' 10" (5.51m x 3.61m)

A generous and comfortable living space featuring a large, double-glazed bay window to front aspect, central heating radiator and ceiling light point.

Kitchen

19' x 14' 8" (5.79m x 4.47m)

Stretching the full width of the property, this modern kitchen and dining area comprises a modern fitted kitchen with both base and wall units, integrated appliances such as oven, hob, dishwasher. There is also space for a fridge freezer and offer a double doored cupboard offering space for washing machine and houses the central heating boiler.

Garden Room/Office

An extended room offering the perfect space for an at home office, with sufficient modern plug sockets, built in storage cupboard, double glazed window to rear aspect and double glazed French door leading out to garden.



Bedroom One

14' x 10' 2" (4.27m x 3.10m)

A spacious primary bedroom featuring a double glazed window to front aspect. A door leading to a modern and stylish en-suite shower room.

En-Suite

Compromising a shower cubicle, with electric shower, hand wash basin, WC, heated towel radiator, extractor fan and ceiling light point.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

A generous double bedroom with double glazed window to rear aspect, central heating radiator and ceiling light point.

Bedroom Three

10' 5" x 7' 5" (3.17m x 2.26m)

A generous bedroom with double glazed window to rear aspect, central heating radiator and ceiling light point.

Bedroom Four

8' 10" x 8' 6" (2.69m x 2.59m)

A generous double bedroom with double glazed window to front aspect, central heating radiator and ceiling light point.

Family Bathroom

Fitted with a modern suite comprising a panelled bath, WC, Hand wash basin with mirrored cabinet above, a heated towel rail, ceiling light point and double glazed window to side aspect.

Rear Garden

A good sized garden with a paved patio area and pathway leading to the side access gate and private door to garage, the remainder of the garden is laid to lawn for ease and minimal maintenance and enclosed by fencing and mature shrubs.

Garage

Access from the driveway through the up & over doors or from the private door accessed form the garden , compromises power and lighting.





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: HER316041 - 0004

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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