



SAMUEL WOOD

4 Canon Rise, Bishopstone, Hereford, Herefordshire, HR4 7HY

Asking Price £389,000



## 4 Canon Rise

Bishopstone, Hereford, Herefordshire, HR4 7HY



- 3 double bedroom detached bungalow
- Oil heating, upvc double glazing
- Excellent parking and large garage
- Small cul de sac in rural village
- Generous gardens front and rear
- Epc E

This 3 Double Bedroom Detached Bungalow is located in the lovely rural village of Bishopstone lying approximately 6 miles west of the cathedral city of Hereford. Outside the property has good sized gardens to both front and rear, excellent driveway parking and a large Detached Garage. Accommodation which benefits from oil fired heating and upvc double glazing briefly includes: Spacious Reception Hall, Living Room, Dining Room, Kitchen, 3 Double Bedrooms all with fitted wardrobes and Bathroom. No onward chain. EPC E



Bishopstone is a lovely rural village located approximately 6 miles west of the cathedral city of Hereford. The village has a beautiful church, approximately 2 miles distance is the larger village of Credenhill which has an excellent range of local amenities whilst a full range of facilities and a mainline railway station can be found in the cathedral city of Hereford.

Sliding double doors open into

### Reception Porch

with quarry tiled floor, double glazed door with matching side window opens into

### Spacious Reception Hallway

with feature parquet flooring, coving, double doors into large cloaks cupboard with hanging rail and shelves and further eye level cupboards, door then into broom cupboard with hooks and shelves and a third cupboard which houses the Worcester oil fired boiler which heats domestic hot water and radiators and a selection of shelving. The hallway also has access to roof space

### Living Room 15'0" x 12'10" (4.58 x 3.92)

with parquet flooring, large windows to both front and side elevations, the front window having a lovely rooftop view to surrounding countryside. Parquet flooring, coving and a feature fire surround with electric fire fitted.



### **Dining Room 11'8" x 10'11" (3.56 x 3.32)**

with parquet flooring, coving and sliding double glazed doors onto the good sized rear garden

### **Kitchen 12'6" x 10'10" (3.80 x 3.30)**

with window to rear garden, tiled floor, range of matching units with wood styled fronts, heat resistant work surfaces and tiled splash backs. There is an electric hob with extractor positioned above, electric oven below, stainless steel sink unit, integrated dishwasher, washing machine and fridge

### **Rear Porch 6'6" x 4'1" (2.00m x 1.25m)**

Upvc with window and door to the garden

### **Bedroom 1 12'10" x 10'10" (3.90 x 3.30)**

with windows to both front and side elevations, double opening doors into large wardrobe cupboard with hanging rail and extensive shelving and further high level cupboards

### **Bedroom 2 12'4" x 10'4" (3.75 x 3.15)**

with 2 windows, 1 to rear and 1 to side, double doors into wardrobe cupboard with hanging rail and extensive shelving, high level cupboards

### **Bedroom 3 11'11" x 9'11" (3.64 x 3.02)**

with window to frontage taking in the nice aspect, double doors into wardrobe cupboard with hanging rail, further high level cupboards and book shelves

### **Bathroom 7'7" x 5'5" (2.30 x 1.66)**

with window to rear elevation, tiled floor, extensively tiled walls, suite in white of wc, wash hand basin with vanity cupboard and panelled bath with shower screen and Mira shower over

### **Outside:**

The property sits in a small cul de sac of bungalows and is accessed onto a concrete driveway which provides parking for several vehicles. At the top of the driveway there is a Detached Garage with up and over door to frontage, window to side, personal door to garden and measures internally 5.40m x 3.0m. Forming part of the garage and with doors into the rear garden there is an outside wc and a store. The gardens with the property are a nice size and mature. The front garden has a selection of borders with shrubs and plants aiding privacy. There is a front lawn and pathway leading to the front door. Gated access leads to the rear garden which is enclosed by high board fencing to both side and rear elevations aiding privacy. The garden in the main is level, laid to lawn with well-established borders, paved seating area and greenhouse.

### **Services:**

Mains electricity, mains water, mains drainage, telephone to BT regulations. Oil fired heating to radiators, windows are upvc double glazed. Approximate Broadband speeds; Basic-28mbps, Ultrafast- 1000mbps. Flood risk - very low.





**Tenure:**  
The property is freehold

**Flood risk**  
very low

**Local Authority:**  
Herefordshire Council

**Council tax**  
band E

**To view this property:**  
Contact the Ludlow Office on Tel: 01584 875207 or Craven Arms Office 01588 672728

Or you can email us at [ludlow@samuelwood.co.uk](mailto:ludlow@samuelwood.co.uk) or visit our web site at [www.samuelwood.co.uk](http://www.samuelwood.co.uk)

For out of office enquires please phone Andrew Cadwallader on 07974 015764

**Referrals**  
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### Directions

As you approach Credenhill from the Hereford direction go past the SAS camp on your left hand side and follow the road taking the turning on your left into the centre of the village signposted Bishopstone. Follow this road out through the village of Credenhill and proceed to a T-junction where you turn right towards Bishopstone. Follow this road through Kenchester and as you approach Bishopstone and see the sign for the village take the turning immediately on the right and then first left into the cul de sac where the property can be found as indicated by the agents for sale sign.







## Floor Plans



**Floor Plan**

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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