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Thorntrees, Sutton St Nicholas, Herefordshire, HR1 3AX

'Situated in the popular village of Sutton St Nicholas a well presented, two bedroom detached bungalow, with two en-suite shower rooms, gas central heating, double glazing, off road parking and enclosed garden'

£350,000 (Freehold)

Residential Sales and Lettings

Thorntrees, Sutton St Nicholas, Herefordshire, HR1 3AX

LOCATION

The property is located in the popular village Sutton St Nicholas which is set to the north of Hereford City. In the village is a public house and two churches and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented two bedroom detached bungalow with central heating, double glazing, off road parking and enclosed garden. The accommodation comprises entrance hall, utility, kitchen, lounge/dining room, two bedrooms with en-suite shower rooms and cloakroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

With front aspect double glazed entrance door, side double glazed windows, panelled radiator, access hatch to loft space, smoke alarm, spot lights, storage cupboard, thermostat for central heating and door to utility room.



Utility Room

3.1m (10'2) (maximum) x 2.13m (7') (maximum - irregular shaped room)

With front aspect double glazed window, a range of units comprising stainless steel sink drainer unit with work surfaces, splash back, base units under, wall unit, plumbing and space for washing machine, space for tumble dryer, space for under counter freezer, panelled radiator and door to the kitchen.

Kitchen

4.27m (14'0) (maximum) x 3.38m (11'1) (maximum - L-shaped room)

With front and side aspect double glazed windows. A range of units comprising stainless steel sink drainer unit with work surfaces, splash backs, a range of wall and base mounted units, integrated electric oven and hob with cooker hood over, integrated microwave, integrated dishwasher, smoke alarm, inset spot lights, panelled radiator and door to the sitting/dining room.



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Sitting/Dining Room

7.09m (23'3) (maximum) x 4.88m (16') (minimum - irregular shaped room)

With rear and side aspect double glazed windows, two panelled radiators, wall mounted gas fire, three wall lights, television point and double glazed French doors giving access to the garden.



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Cloakroom

With low flush wc, pedestal mounted wash hand basin, inset spot lights, extractor fan and tiled flooring.

Bedroom 1

3.96m (13'0) (maximum) x 3.58m (11'9)

With rear and side aspect double glazed windows, built-in wardrobe with sliding doors, television point, inset spot lights, panelled radiator and door to en-suite shower room.

En-Suite Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, fully shower boarded surround, extractor fan, inset spot lights, heated towel rail and tiled flooring.



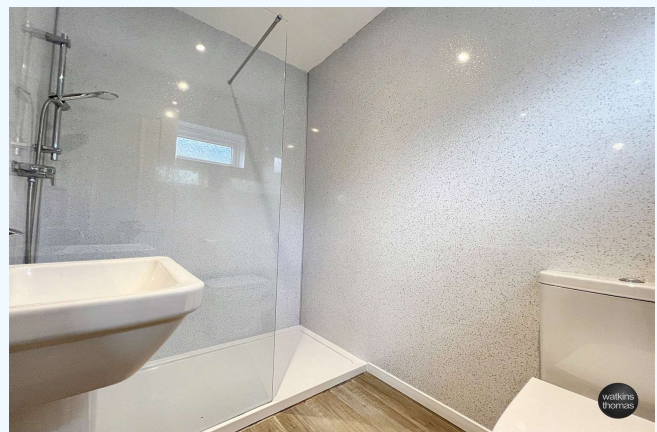
Bedroom 2

3.76m (12'4) x 2.84m (9'4)

With side aspect double glazed window, panelled radiator, inset spot lights, television point and door to en-suite shower room.

En-Suite Shower Room

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, full shower boarded surround, heated towel rail, inset spot lights, extractor fan and tiled flooring.



OUTSIDE:

To the front of the property the driveway is approached via double gates onto a block paved parking area. To the left hand side is a lawn garden with various shrub borders with the lawn continuing to the rear of the bungalow where there is a useful storage shed. The garden is enclosed by hedging and fencing to provide a degree of privacy.

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COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas and water are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford proceed out of Hereford along Aylestone Hill. On reaching the roundabout take the second exit sign posted Sutton St Nicholas. On reaching the village of Sutton St Nicholas turn left at the first crossroads, continue along the road and the property is located on the left hand side, after approximately 800 metres.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

24th June 2025

ID40799

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

