



36 MEADOW DRIVE

CREDENHILL HR4 7EE

£289,950
FREEHOLD

Situated in the charming village of Credenhill, this delightful detached house on Meadow Drive presents an excellent opportunity for those seeking a comfortable family home. With 3 well-proportioned bedrooms, this property is ideal for a family, garage & gardens. No onward chain.



36 MEADOW DRIVE

- Popular village location
- Three bedroom detached home
- Ideal first time buyer or family accommodation
- Driveway, garage & garden
- Sold with no onward chain!
- Must be viewed!



Ground floor

With entrance door leading into the

Entrance porch

With fitted carpet, fitted wall light and door leading into the

Entrance hall

With fitted carpet, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage cupboard and doors leading into the

Living room

With fitted carpet, ceiling light point, bay window to the front aspect with secondary glazing, feature fireplace and sliding doors into the

Extended dining/family room

With fitted carpet, two radiator, 6 wall light, two ceiling lights, double glazed window, double glazed sliding doors out to the rear garden, serving hatch into the kitchen and pocket door leading to the

Extended kitchen/breakfast room

A fitted kitchen with matching wall and base units, ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, integrated electric hob and double oven, integrated dishwasher and under counter fridge, dual aspect double glazed windows to the rear, three ceiling light points, ample space for a dining table, two radiators, useful pantry cupboard and door leading into the

Utility room

With space and plumbing for washing machine, space for tumble dryer and freestanding fridge or freezer, double glazed windows and door to the rear with doors leading into the downstairs W/C & garage.

Downstairs W/C

With low flush w/c, wash hand basin, wall light, vinyl flooring and double glazed window.

First floor landing

With fitted carpet, ceiling light point, double glazed window, loft hatch and doors leading into

Bedroom one

With fitted carpet, ceiling light point, two wall lights, radiator, large double glazed window to the front aspect, airing cupboard housing the hot water cylinder with fitted shelving and two fitted double wardrobes.

Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect with an array of fitted wardrobes and drawers.

Bedroom three

With fitted carpet, ceiling light point, radiator, double glazed window and fitted wardrobes.

Bathroom

Three piece suite comprising two shelled bath with electric shower over, pedestal wash hand basin, low flush w/c, part tiled surround, vinyl flooring, radiator and double glazed window.

Outside

To the rear, the patio doors open out onto a paved patio area with concrete pathway leading to the side access gate and a further pathway leading to a ramp with access to the main lawned garden. There is a wooden storage shed and useful outside tap. From the patio, steps provide access to the lawned garden with pond the left, a useful summer house, further garden shed, greenhouse and array of ornamental plants and shrubbery. The garden is enclosed by fencing. To the front a double width tarmac driveway with a further area of lawn with paved path leading to the rear and part enclosed by brick walling with access to the electric garage door.

Garage

With concrete floor, light and power, electric roller door to the front and personal door into the utility room.

Directions

Proceed west out of Hereford along Whitecross Road, at the roundabout take the second exit straight over onto Kings Acre Road, take the left hand turning just after Blue Diamond and before Kings Acre Cars towards Credenhill, at the next roundabout take the second exit straight over and proceed into Credenhill, take the left turn into the village and take the left turning signposted for Meadow Drive & Ecroyd Park, take the first exit on the right and the property is situated on the right hand side as indicated by the agents for sale board.

Outgoings

Council tax band 'X' - £X for 2025/2026
Water and drainage rates are payable.

Agents note

The property has the benefit of a new roof fitted in May 2025.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

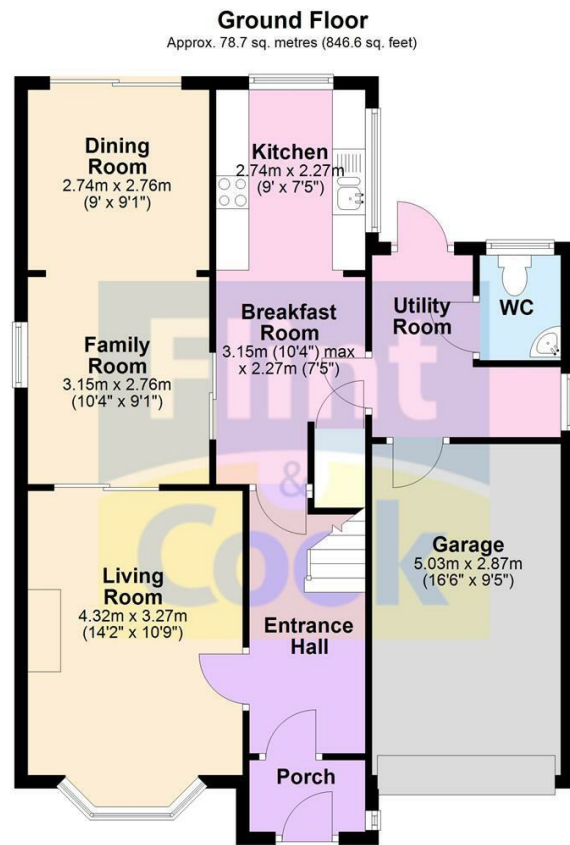
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 117.5 sq. metres (1264.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC Rating: E **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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