



3 CHURCH CLOSE

WELLINGTON, HEREFORD HR4 8BX

£465,000
FREEHOLD

An immaculate and beautifully presented modern detached home, situated in a sought-after village location. The property offers 4 bedrooms, 2 bathrooms, a convenient downstairs WC, single garage and driveway parking. An ideal family home – early viewing is highly recommended.



3 CHURCH CLOSE

- Popular village location
- Modern detached home
- Four bedrooms, two bath & downstairs W/C
- Single garage & driveway parking
- Ideal family home
- Must be viewed!



Ground floor

With canopy entrance porch and entrance door leading into the

Entrance hallway

With solid oak flooring, radiator, two ceiling light points, large built in storage cupboard for coats and shoes, wall mounted fuse box, carpeted stairs leading up and doors into the

Downstairs W/C

With low flush w/c, wash hand basin, double glazed window, tiled floor and surround, radiator, ceiling light point and useful under stair storage space.

Kitchen/breakfast room

A modern fitted kitchen with matching wall and base units, ample work surface space with 1 1/2 bowl stainless steel sink and drainer unit, integrated fridge/freezer, four ring induction hob with extractor over, under counter space for a washing machine, integrated oven and microwave, triple aspect double glazed windows and french doors to the front, side and rear, recess spotlights, ceiling light point, radiator and vinyl flooring.

Spacious lounge/dining room

A light and spacious room with wood effect flooring, two ceiling light points, double glazed window to the front aspect and double glazed french doors leading out to the rear garden.

First floor landing

With fitted carpet, two ceiling light points, smoke alarm, loft hatch, airing cupboard housing the gas central heating boiler and doors leading into

Bedroom one with en-suite

With fitted carpet, radiator, ceiling light point, dual aspect double glazed windows to the front and side, a door then leads into the

En-suite shower room

With large walk in shower cubicle with mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with storage below, heated towel rail, double glazed window, tiled floor and recess spotlights.

Bedroom two

With fitted carpet, radiator, ceiling light point, double built in wardrobe and double glazed window to the rear aspect with countryside views.

Bedroom three

With wood effect flooring, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom four

With fitted carpet, radiator, ceiling light point, built in single wardrobe cupboard and double glazed window to the rear with fantastic countryside views.

Bathroom

A modern fitted three piece suite comprising panelled bath with rainfall mains fitment shower head over, low flush w/c, wash hand basin with storage below and

mirrored storage cabinet over, chrome heated towel rail, recess spotlights, tiled floor and double glazed window.

Outside

To the rear a fantastic low maintenance private rear garden with a paved patio with wooden pergola, an area of lawn, an area laid to decking for ease and low maintenance with fantastic views across open countryside, a large wooden storage shed, rear access into the garage with electric door to the front, useful outside power points and outside tap, a side access gate. To the front a brick paviour driveway providing off road parking with an area of stone for ease and low maintenance, a small area of lawn and useful paved pathway leading to the rear garden.

Garage

A single garage with insulated electric door to the front, light, power & rear access door from the garden.

Directions

From Hereford, head north on the A49. As you reach the start of the dual carriageway, take the left-hand turn signposted for the village of Wellington. Continue into the village, where Church Close will be found on the left-hand side. The property is situated immediately on the left hand side as indicated by the agents for sale board.

Property Services

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

Tenure & Possession

Freehold - vacant possession on completion.

Money Laundering

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Outgoings

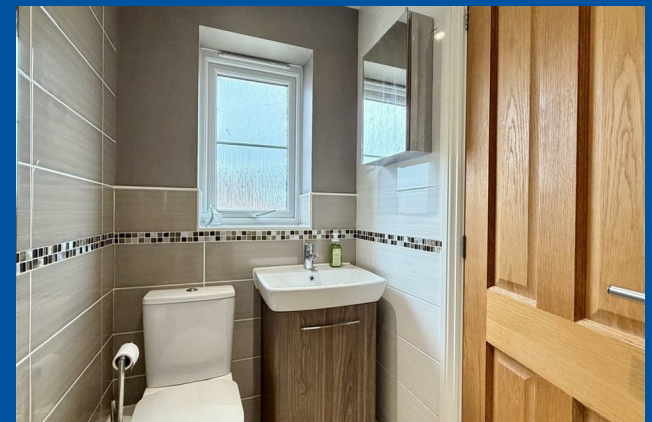
Water and drainage rates are payable.

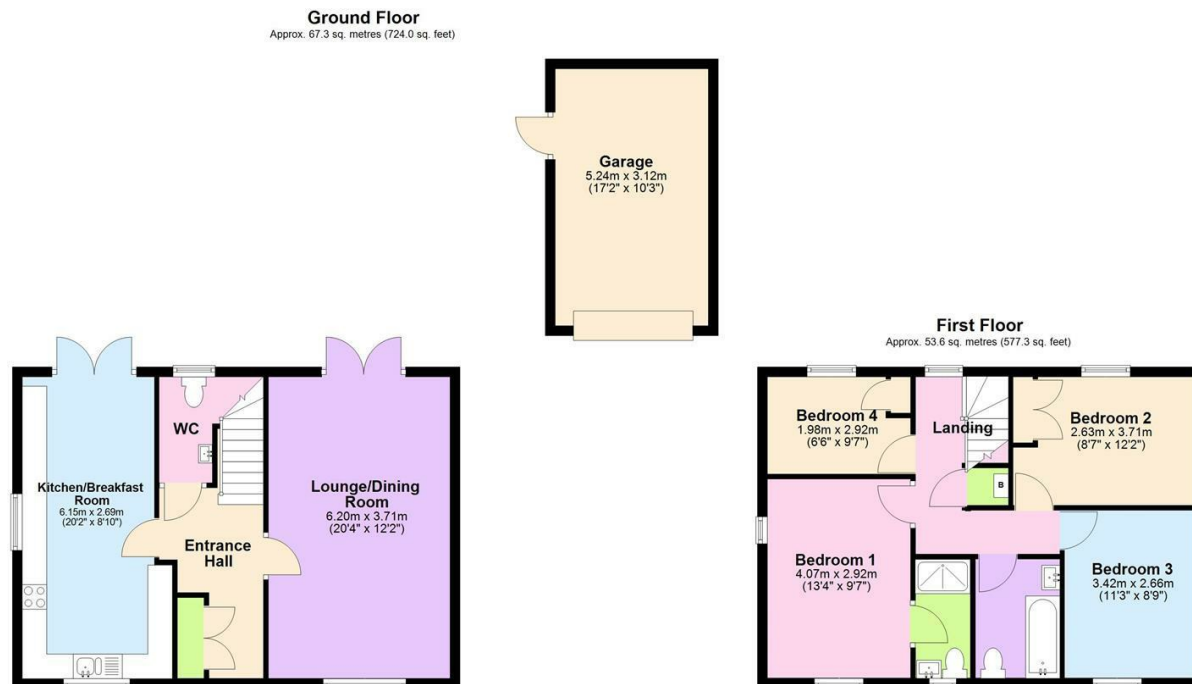
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

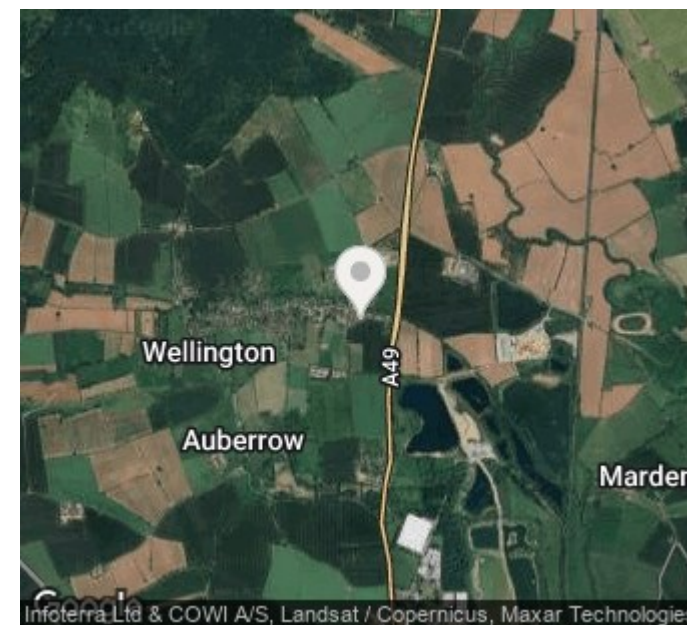
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Total area: approx. 120.9 sq. metres (1301.3 sq. feet)

EPC Rating: B Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	

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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