



11 Stephens Close, Hereford, HR4 0HU

 **Sunderlands**
Residential Rural Commercial

11 Stephens Close
Hereford
HR4 0HU

Summary of features

- Immaculately presented throughout.
- Popular residential area.
- Close to local amenities.
- Countryside views.
- Ample driveway parking with single garage.

Asking price £275,000

Description

A beautifully presented three bedroom semi-detached house, providing an opportunity for perspective buyers to move in straight away. This brilliant family home features a modern Kitchen and Bathroom with neutral décor throughout. Further features include integrated kitchen appliances, spacious Living Room, ample driveway parking and a delightful landscaped rear garden. To avoid missing out, please contact the Hereford office on 01432 356 161 to arrange a viewing.

Situation

Stephens Close is situated in the popular residential area of Whitecross in a quiet family-based street. With public footpaths a stones throw away, the property would suit dog owners and families with children. A short distance away is local amenities which include pub, convenience store, butchers, café, tennis courts and more, while the full city amenities are just a five-minute drive along the straight mile of Whitecross Road.

Accommodation

The accommodation comprises; Porch, Living Room, Kitchen/Diner, Utility, WC, Landing, three Bedrooms and family Bathroom.

Porch

Gives access to the front of the property.

Living Room

A spacious main Reception room, filled with natural light from a wide front aspect window, stairs rising to the First Floor and an opening through to –

Kitchen/Diner

Which has been recently updated and includes integrated appliances. The Kitchen also features matching wall and base units, sink drainer unit and window to the rear overlooking the garden.

As you can see from the pictures the Kitchen/Diner benefits from enough space to house a large Dining Room table for you to

entertain guests.

Utility

Which gives access to the rear garden and WC. Also provides space for additional white goods.

WC

Which is at the rear of the property and is accessed via the Utility. Includes toilet and wash hand basin.

First Floor

Landing

Which gives access to all First-Floor bedrooms and family Bathroom. The Landing also has the addition of a double-glazed window which fills this space with natural light.

Bedroom One

Which is to the front of the property and provides space for large furniture, a double-glazed window to the front overlooking the garden.

Bedroom Two

To the rear of the property and features built-in wardrobes and a double-glazed window overlooking the rear garden and countryside.

Bedroom Three

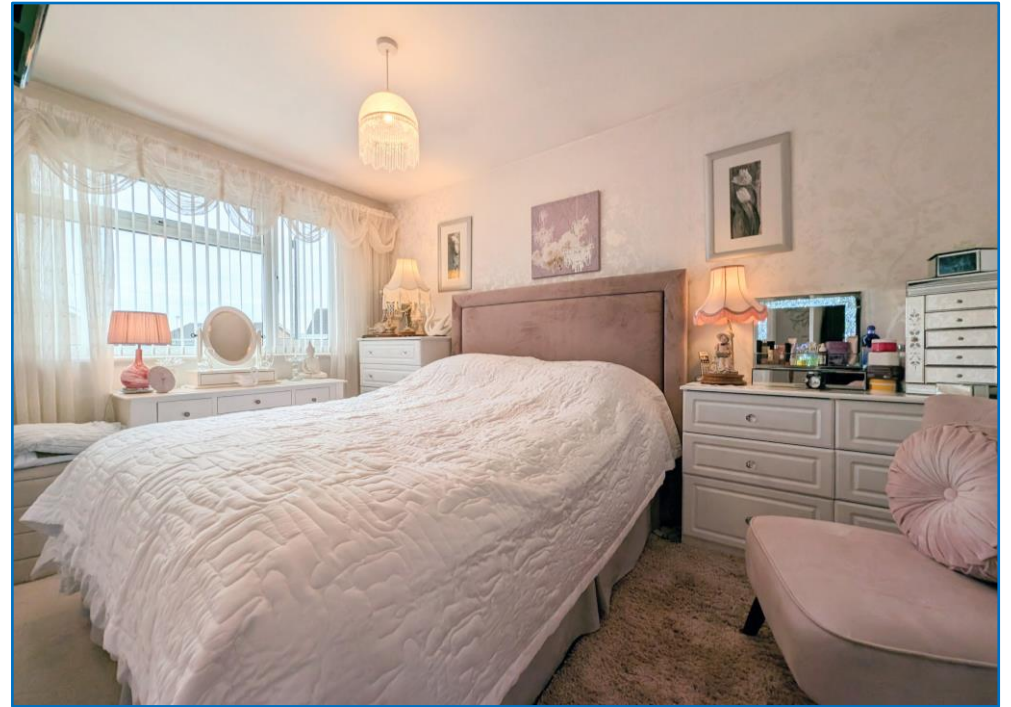
Which is currently being used as a study but could be utilised as a further bedroom.

Family Bathroom

Fitted with a three-piece suite to include bath with shower over, toilet and wash hand basin.







Outside:

The rear garden is a private space, fully laid in patio tiles for low maintenance and securely fenced. There is direct access to the block paved driveway with space for multiple vehicles. The rear garden also has the huge benefit of looking out onto the beautiful countryside. The front garden has been landscaped with the driveway leading to the front porch and the single garage.

Services:

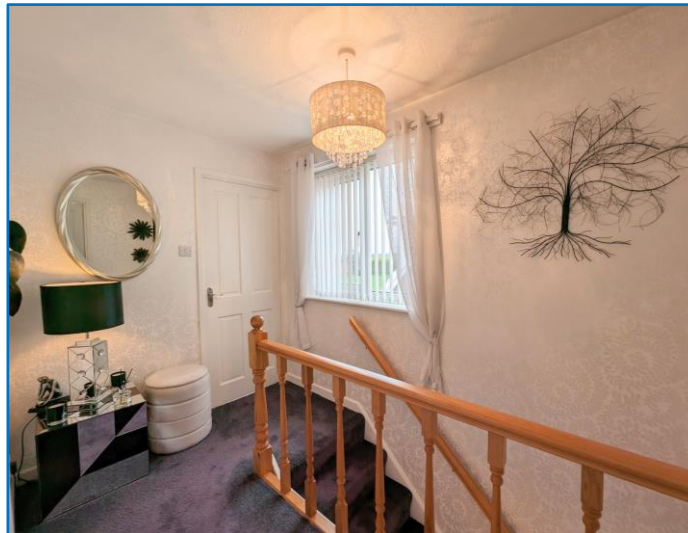
All mains services are connected to the property.
Herefordshire Council Tax Band - C

Tenure:

Freehold.

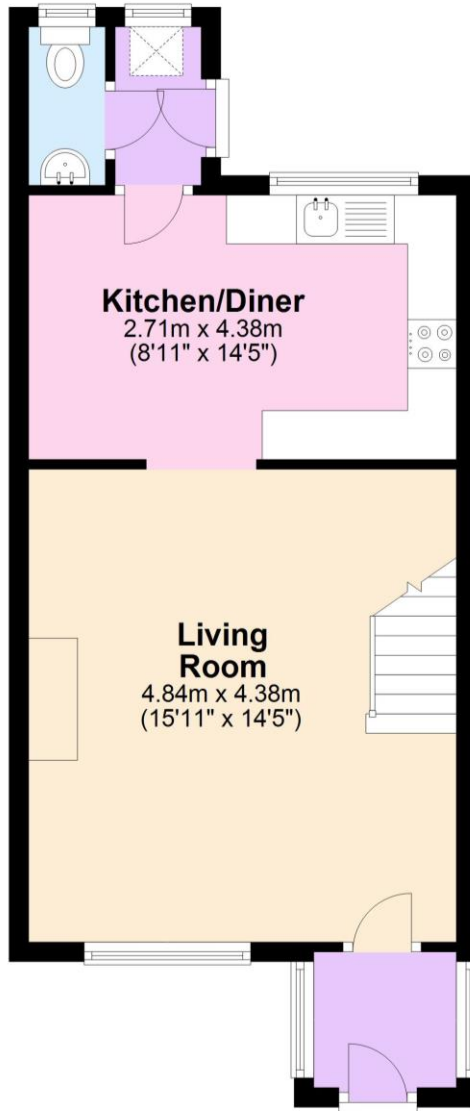
Directions:

From Hereford proceed west on the A438, continuing onto the Whitecross Road. Continue for approximately one mile to the Monument roundabout taking the first exit onto Wordsworth Road. Head to the top of the hill and take the third exit at the roundabout onto Westfaling Street. Continue for approximately a quarter of a mile towards the end of Westfaling Street turning right into Stephens Close. The property can then be found shortly after on the left hand side.



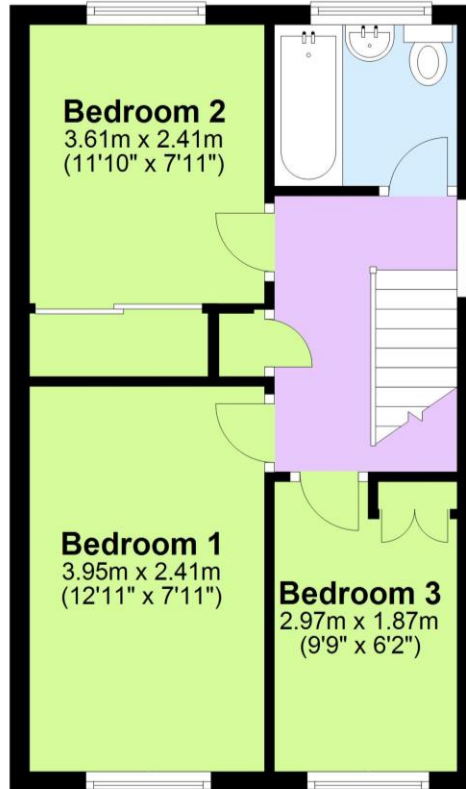
Ground Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 sq. feet)

Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

Sunderlands

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39-54	E		
21-38	F		
1-20	G		