



22 Hardinge Close, Holme Lacy, Hereford HR2 6JY





**22 Hardinge Close
Holme Lacy
Hereford
HR2 6JY**

Summary of features

- Four bedroom detached property
- Large Detached Garage
- Sweeping Driveway & Private Gardens
- Finished to a High Standard Throughout
- Impressive open plan living space
- Sought after village location

Asking price £530,000

Description

Welcome to this stunning four-bedroom detached property located in the sought-after village of Holme Lacy, Hereford. Situated in the centre of the village, this house boasts a high standard finish throughout, offering a luxurious living experience. As you step inside, you are greeted by an impressive open plan living space, perfect for entertaining guests or relaxing with your family. With one reception room, four bedrooms, and three bathrooms, there is ample space for everyone to enjoy. One of the standout features of this property is the large detached garage, providing secure parking for your vehicles or extra storage space. Whether you are a car enthusiast or in need of additional storage, this garage is sure to meet your needs. Located in the charming village of Holme Lacy, you'll enjoy a peaceful and picturesque setting while still being within easy reach of Hereford city centre. This property offers the perfect blend of tranquillity and convenience.

Situation

Located in the heart of the village and neatly set back from the main village road, The Wren's Nest lies a short stroll from Holme Lacy Agricultural College; offering numerous short courses alongside its organically-run home farm. Also within easy walking distance is the Holme Lacy House Hotel offering non-resident access to its Gym and Spa. Rotherwas with its growing cyber business hub lies only 3 miles away while the nearby village of Mordiford boasts an Ofsted "Outstanding" primary school, backed by Haugh Woods - 850 acres of protected ancient woodland and a magnet for walkers and mountain bikers. Fownhope 3 miles away offers shop with post office, GP, 2 pubs, butcher and Wye Leisure Club with swimming pools and fitness. The full City amenities of Hereford lie only 5 miles distant, or Ross-On-Wye and its M50 junction are 12 miles.

Accommodation

The brilliant accommodation comprises: Entrance Hall, open plan living area, utility, downstairs bathroom, four bedrooms and two en-suite shower rooms.

Entrance Hall

Stepping onto fitted coir matting and engineered hardwood oak flooring beyond, the inviting hall widens to showcase its beautiful oak staircase, with storage beneath.

Open Plan Kitchen/Dining/Sitting Room

A captivating open plan family space at the heart of the home, with oak flooring harmoniously continuing through from the hall with underfloor heating beneath. Natural light floods the room through twin sets of glazed French doors, which open out to the rear garden. Fitted ceiling speakers cover the whole area, controlled by a sound system with Bluetooth wall panel. Half panelled walls give the room a sense of elegance, which are colour matched to the shaker kitchen units. All countertops and central island breakfast bar are made from 30mm Quartz stone, with integrated appliances including Belfast sink with rinsing tap, AEG dishwasher, extractor fan hood above space for a range cooker and further slot for a US style fridge/freezer.

Utility Room

Lies next door to the kitchen and is fitted with cupboard unit and countertop to match, with steel sink with mixer tap. Under the countertop is space & plumbing for both a washing machine & tumble dryer, with an oak door enclosing the airing cupboard with water tank. A half glazed door opens out to the rear patio.

Downstairs Bedrooms

Both of the downstairs bedrooms are fitted in plush carpets and are good-size doubles, with bedroom 3 enjoying views of the rear garden through a wide triple window and bedroom 4 including a stylish navy feature wall.



Downstairs Bathroom

Situated just off the downstairs bedrooms, fitted in a modern white suite including bath with rain head thermostatic shower, glazed screen & large marbled splashback wall tiles, low flush WC, vanity unit basin with chrome waterfall tap, LED mirror and towel radiator.

Bedroom one with en-suite

A stunning and generously spacious main bedroom, with fitted carpets and LED spotlights. Vaulted ceilings beautifully frame the designated space for a super-king bed, with light pouring in through a picture window above. There is both a walk-in wardrobe with integrated shelving and large Ensuite; with oversized walk-in glazed thermostatic shower with rain head over, floating vanity unit basin with 'his & hers' chrome waterfall taps, LED mirror, WC with concealed cistern and towel radiator.

Bedroom two with en-suite

Across the landing lies a further carpeted double with space for a super-king, including skylight window providing views of sunny skies. The dedicated ensuite is fitted with glazed thermostatic shower with rain head, vanity unit basin with chrome waterfall tap, circular LED mirror, WC and towel radiator.



Outside:

The property is approached by a sweeping gravel driveway leading up a large detached garage, which has power, lighting and a wide motorised rolling door. Newly turfed lawns at the rear are secured by panel fencing along the perimeter, with an entertaining patio which is perfect for al fresco dining. There is off-road parking for multiple vehicles, with even further parking included at the end of the driveway.

Services:

Herefordshire Council Tax Band 'E'
Air Source Central Heating
Underfloor Heating Throughout
Double Glazed Throughout
All Mains Services
Superfast Fibre Available.

Tenure:

Freehold.

Directions:

From Hereford, turn right at the end of St. Owen's Street into Eign Road and follow the B4224 towards Fownhope. Continue straight, passing through the villages of Hampton Bishop and Mordiford. Turn right onto the B4399, signed for Holme Lacy and cross the bridge. Proceed up the hill into the village and shortly after passing the village hall turn left into Hardinge Close, where the property can be found on the right-hand side.

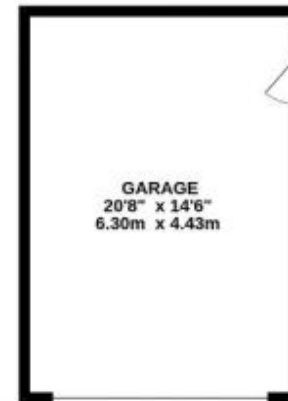
What3words:

///noise.sues.tricks





OUTSIDE



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sunderlands
Hereford Branch
 Offa House, St Peters Square,
 Hereford HR1 2PQ
 Tel: 01432 356 161
 Email: hereford@sunderlands.co.uk

Hay-on-Wye Branch
 3 Pavement House, The Pavement,
 Hay on Wye, Herefordshire HR3 5BU
 Tel: 01497 822 522
 Email: hay@sunderlands.co.uk
www.sunderlands.co.uk

rightmove
find your happy

Zoopla.co.uk
Smarter property search

