



3 Braemar Gardens, Hereford HR1 1SJ

 **Sunderlands**
Residential Rural Commercial



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Summary of features

- Exceptional modern detached house
- Exclusive residential location
- Four bedrooms, 2 En-suites
- Four reception rooms
- Double garage
- Private and mature gardens
- Countryside views
- No onward chain

Asking price £620,000

Description

Welcome to Braemar Gardens, Hereford - a truly exceptional modern detached house that offers a luxurious living experience in an exclusive residential location. This stunning property boasts four spacious bedrooms, two of which feature en-suite bathrooms, providing both comfort and convenience. As you step inside, you'll be greeted by four reception rooms that offer ample space for entertaining guests or simply relaxing with your family. The four reception rooms in total provide versatility in how you can utilise the space to suit your lifestyle. One of the highlights of this property is the breathtaking countryside views that can be enjoyed from various parts of the house, allowing you to immerse yourself in the beauty of the surrounding area. Whether you're looking for a peaceful retreat away from the hustle and bustle of city life or a place to call home with your loved ones, this detached house in Braemar Gardens is sure to exceed your expectations. Don't miss out on the opportunity to make this exquisite property your own.

Situation

This attractive modern development lies on the south eastern edge of the cathedral city of Hereford and therefore is within easy reach of an extensive range of facilities. These include a choice of chain and many independent shops and leisure pursuits, restaurants and a main line train station. The house itself is in the catchment area for the renowned Cathedral, Bluecoats and St Mary's schools, has farmland to the rear and delightful walks along the river Wye within minutes walk from the house.

Accommodation

The well presented accommodation comprises:

Reception Hall

Featuring a lovely bay window to the front, access to all principal ground floor rooms and stairs rise to the first floor.

Living Room

A large room with a bay window to the rear overlooking the garden, two windows to the side of the property, fireplace surround and an opening to the dining room.

Dining Room

A formal place to entertain guests and a bay window to the front.

Cloakroom

Just off the reception hall, fitted with a two piece suite which includes, WC and wash hand basin.

Open Plan Kitchen/Breakfast Room

A spacious area of the property which can be utilized in various ways. The breakfast area has space for further dining furniture or comfy seating. The kitchen is fitted with a range of wall and base units, integrated white good appliances, double oven, 4 ring gas hob, sink drainer unit and space for a freestanding fridge freezer. From here you can access both the utility and conservatory.

Utility

With access to the side passage which leads to the garden. Fitted with a worksurface area, sink drainer unit and space for additional white goods.

Conservatory

With a wonderful outlook onto the mature garden and provides access to the rear patio.





First Floor

A superb landing area with an airing cupboard and two windows to the front flooding the space with natural light.

Bedroom One

A double bedroom with a fantastic outlook over the countryside, two fitted wardrobes and leads to the en-suite. The en-suite is fitted with a three piece suite which includes, WC wash hand basin and shower cubicle.

Bedroom Two

A double bedroom overlooking the lovely countryside, fitted wardrobe and has it's own en-suite. The en-suite is fitted with a three piece suite which includes, WC wash hand basin and shower cubicle.

Bedroom Three

Another double bedroom to the front of the property with two windows overlooking the front garden. It also has it's own fitted wardrobe.

Bedroom Four

A single bedroom with a single fitted wardrobe and window to the rear.

Bathroom

Fitted with a three piece suite and includes bathroom storage units.



Outside:

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs with double width brick paved driveway to the front which leads to the parking up to the double garage. With power and light points, ample storage space and personnel door to the rear garden. To the immediate rear of the property, there is a paved patio area providing the perfect entertaining space and this leads onto the main garden which is attractively laid to lawn, bordered by a wide variety of flowers and shrubs and well enclosed by mature trees, hedging and fencing to maintain privacy. There is a useful side access gate which leads down the side of the property.

Services:

All mains services are connected to the property. Herefordshire Council Tax Band: G

Tenure:

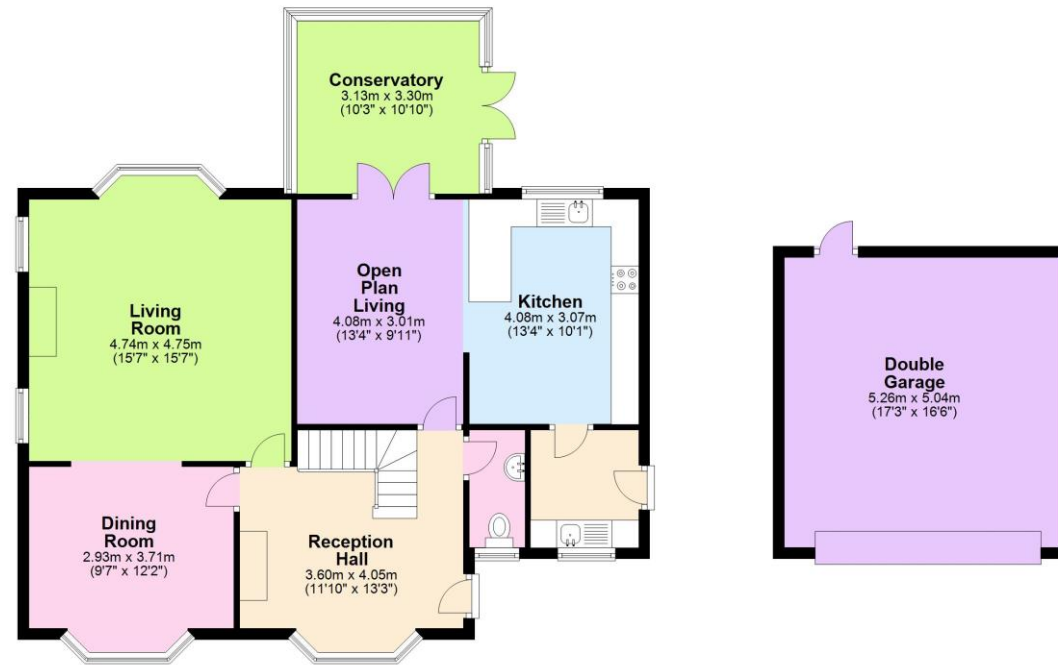
Freehold.

Directions:

From Hereford city centre take the A438 towards Ledbury and then take the B4224 to Hampton Bishop and Fownhope. As you leave the city the entrance to Braemar gardens will be found on the right-hand side. After turning into the development turn immediately left and the property will be found on the right-hand side.



Ground Floor



First Floor



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



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