



The Leys, Bush Bank, Hereford, HR4 8EN



Sunderlands
Residential Rural Commercial



**The Leys, Bush Bank
Hereford
HR4 8EN**

Summary of Features

- Detached bungalow
- Three bedrooms
- Sought-after location
- Countryside views
- Spacious/flexible accommodation
- Roughly 1/3 acre plot
- No onward chain

Price Guide £425,000

Welcome to this charming detached bungalow nestled in the sought-after location of Bush Bank, Hereford. This delightful property boasts three bedrooms, ideal for a growing family or those in need of extra space. The spacious reception room offers a versatile living area, perfect for entertaining guests or simply relaxing with loved ones. One of the highlights of this property is the picturesque countryside views that can be enjoyed from various vantage points within the bungalow. Imagine waking up to the serene beauty of the Herefordshire countryside every morning! With no onward chain, this bungalow presents a fantastic opportunity for those looking to make a swift and hassle-free move. The generous plot size measuring roughly 1/3 of an acre provides privacy plus the potential for further development, (subject to consent). The flexible accommodation layout allows for easy adaptation to suit your lifestyle needs, whether you prefer a home office, a hobby room, or a cosy reading nook.

Situation

Bush Bank is a small rural Hamlet found just nine miles northwest of Hereford Centre. The town of Leominster lies seven miles to the northeast and there are a good range of facilities in nearby villages such as Canon Pyon, Weobley and Wellington.

Accommodation

The spacious and flexible accommodation roughly measuring 1,500 sq feet comprises:

Hallway

Providing access to all principal rooms with two useful storage cupboards.

Living Room

With centre piece wood burner stove, sliding patio doors to the rear gardens, views across the countryside and space for large furniture.

Kitchen/Diner

With matching base units, sink drainer unit, space for free standing electric oven and dishwasher, oil fired AGA, window overlooking the garden, additional storage units and room for dining table and chairs.

Utility & WC

Adjacent to the kitchen, with a useful storage cupboard, further matching wall and base units, sink drainer unit, window to the rear aspect, space for additional white goods and access to a WC with wash hand basin.

Storeroom

Access from the front of the property or the utility room, provides further storage or could be utilised to suit a potential purchaser.

Conservatory

To the front of the property overlooking the wrap around garden, you can also access the property from here.

Bedroom One

A large double bedroom with window to the front aspect and space for large furniture.

Bedroom Two

Another double bedroom with window to the front aspect, built in wardrobes and sink unit.

Bedroom Three

A double bedroom to the rear with window overlooking the garden and built in wardrobes.

Outside

The property is approached via a private driveway with space for a couple of vehicles. The front garden is mainly laid to lawn, enclosed by mature hedging and a paved pathway leads around the property to the rear garden. The property is situated on a large rectangular plot approximately 1/3 of an acre and due to its tiered garden there is potential to create a home office/garden room, subject to planning. The rear garden is laid to lawn but also includes an array of mature flowers, shrubs and trees. Immediately to the rear of the property is a paved area which steps down to the formal rear garden, this area could be utilised to take advantage of the wonderful countryside views.

Services

Mains water and electric are connected to the property.
Oil fired AGA in the kitchen.
Drainage to private septic tank.
Herefordshire council tax band – D

Agents Note

Viewings – Strictly by appointments only.

Directions

From Hereford proceed west on Whitecross Road to the roundabout and then take the third exit signposted Kington (A4110). Pass over the traffic lights and continue through Eltons Marsh, Portway and Canon Pyon until you reach Bush Bank. At Bush Bank turn right and the property can be found shortly after on the left hand side.







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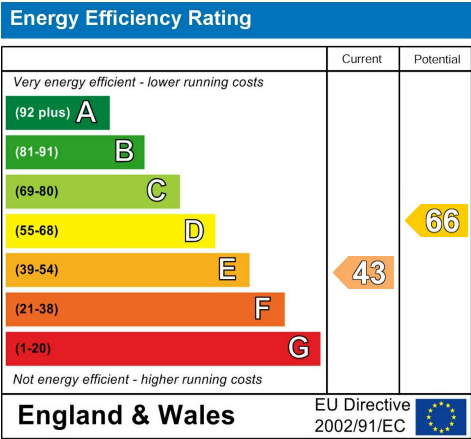
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