



Bramley Sutton St. Nicholas, Hereford, HR1 3AY



Sunderlands
Residential Rural Commercial



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Hereford
HR1 3AY

Summary of Features

- Four bedrooms
- Detached family home
- Sought after location
- Ample off road parking
- Detached Double Garage with room above
- Generous sized conservatory
- Well presented throughout
- No onward chain

Asking Price £475,000

Welcome to this stunning detached house located in the sought-after area of Sutton St. Nicholas, Hereford. This property boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. The absence of an onward chain means a smoother and quicker process for those looking to make this house their home. Inside, you'll find spacious and flexible accommodation that is well presented throughout, offering a blank canvas for you to make it your own. Whether you're looking to relax in one of the reception rooms or unwind in one of the four bedrooms, this house provides the perfect backdrop for your lifestyle. A couple of the other features of this property is the parking and double garage, ensuring convenience for you and your guests.

Location

The village of Sutton St Nicholas is approximately 5 miles northeast of the Cathedral City of Hereford. There are a good range of local amenities including primary school, public house, two churches, bus service and the nearby villages of Marden, Bodenham and Moreton on Lugg offer a wider range of facilities including a post office, doctors' surgery, primary school and stores.

Accommodation

The well presented accommodation comprises: Entrance hall, living/dining room, kitchen, utility, study, conservatory, four bedrooms and two bathrooms.

Entrance hall

Which provides access to all principal ground floor rooms, understairs storage cupboard and stairs rising to the first floor.

Living/dining room

A spacious room with central open fireplace, double glazed window to the south aspect and sliding doors leading to the conservatory.

Conservatory

A generous size conservatory overlooking the wonderful garden with a single door opening to north, double patio doors on south end opening to a private south facing patio.

Kitchen

Fitted with a range of matching wall and base units, sink drainer unit, double glazed window to the east aspect, space for freestanding electric oven and dishwasher and room for a breakfast table and chairs. The kitchen also leads into the utility.

Utility

Providing access to the rear garden and fitted with a range of base units, sink drainer unit, double glazed window and space for additional white goods.

Study

A cosy room which could be utilized differently, window to the front aspect and space for large furniture.

Bedroom four

Currently being used as a double bedroom but another versatile room with double glazed window to the front aspect.

Shower room

Adjacent to the fourth bedroom with obscure double glazed window to the front and fitted with a three piece suite which includes, shower cubicle, low level WC and wash hand basin.

First floor

Bedroom one

A generous double bedroom with double glazed windows to the front and rear aspect, built-in wardrobes, under-eaves storage and space for a dressing area.

Bedroom two

A double bedroom with double glazed window to the front, under-eaves storage and fitted cupboard.

Bedroom three

Another double bedroom with fitted cupboard, under-eaves storage and double glazed window to the rear.

Bathroom

A large bathroom with double glazed velux window, fitted with a four piece suite which includes, bath, shower cubicle, low level WC and wash hand basin.



Garage with room above

A double garage which provides additional parking or extra storage. Above the garage is a useful study area with lighting and electrical sockets, this room could be adapted to suit a potential buyers needs.

Outside

The property is approached via a large stoned driveway with space for multiple vehicles. The front garden is filled with an abundance of mature tree and shrubs. Also to the front is a lovely summer house which can be enjoyed throughout the summer months. The rear garden is another standout feature of this property, an array of mature flowers, trees and shrubs can be found along with a couple of seating areas to entertain or enjoy the peaceful position of the property. Additional, there is a useful shed, greenhouse and access around the entire property.

Services

We understand mains water, electric and gas are connected to the property.
Newly installed sewage treatment works.
There are 2 solar hot water panels on the roof.

The property is connected to ultra fast broadband

Herefordshire council tax band - E

Tenure - Freehold

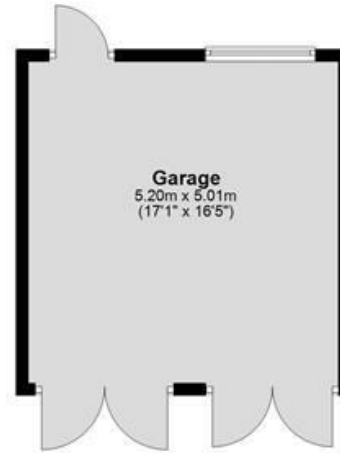






Directions

Proceed north out of Hereford City over Aylestone Hill and at the bottom of the hill take the 2nd turning at the roundabout signposted to Sutton St Nicholas. On entering the village turn left at the crossroads and after 1/4 mile turn left towards Bramley. The property will be found shortly after on the left.



Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	67	
(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	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.