



36 St. Andrews Close, Moreton-On-Lugg, Hereford, HR4 8DB



Sunderlands
Residential Rural Commercial



**36 St. Andrews Close
Moreton-On-Lugg
Hereford
HR4 8DB**

Summary of Features

- Detached property
- Four bedrooms
- Spacious and flexible accommodation
- In need of updating
- Sought after village location
- No onward chain

Price Guide £335,000

Nestled in the charming village of Moreton-On-Lugg, St. Andrews Close presents a delightful opportunity for those seeking a spacious and flexible family home. This detached house boasts four generously sized bedrooms, making it ideal for families or those wishing to accommodate guests. The property features two inviting reception rooms, perfect for entertaining or enjoying quiet evenings in. While the home is in need of some updating, it offers a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style and preferences. The layout provides ample room for creativity, ensuring that every corner can be transformed to meet your needs. Outside, the property is complemented by a colourful garden, which adds a touch of vibrancy and charm to the home. Additionally, the property offers parking for up to three vehicles and a single garage, providing convenience for families or those with multiple cars.

Location

This property is situated within the popular village of Moreton on Lugg, 4 miles North of Hereford city centre. Local amenities include primary school, village shop, post office, fish and chip shop and bus service. Marden and Wellington villages are nearby and both have a further range of amenities including a doctors surgery. The property falls in the catchment area for Aylestone High School and there are school bus services to Wellington and Aylestone school.

Accommodation

The spacious accommodation comprises: Entrance hall, living room, dining room, cloakroom, kitchen, utility, four bedrooms and a family bathroom.

Entrance hall

The entrance hall acts as a central hub, seamlessly leading into the heart of the property. It provides access to all principal ground floor rooms and features stairs that rise to the first floor. Additionally, there are convenient storage cupboards to one side, offering practical space.

Living room

The spacious living room is perfect for both entertaining and relaxing, featuring a central electric fireplace that adds warmth and ambiance. Three large windows flood the room with natural light, creating an inviting atmosphere for guests or quiet moments of leisure.

Dining room

The dining room is a versatile space designed for multiple functions. It features a window at the front, allowing natural light and outdoor views. A serving hatch connects the dining area to the kitchen, facilitating easy meal service. The room also offers ample space for dining furniture, making it suitable for both everyday meals and hosting gatherings.

Cloakroom

The cloakroom is located just off the entrance hall, beneath the stairs. It is equipped with a corner wash hand basin and a low-level WC.

Kitchen

The kitchen is designed with a set of matching wall and base units, providing ample storage space. It includes sink drainer units for convenience and functionality. Two large windows offer plenty of natural light and a view of the rear garden. There's enough room to accommodate cooking appliances and white goods like a refrigerator, dishwasher, and washing machine. The layout is practical and well-suited for everyday use.

Utility

The utility room is conveniently located just off the kitchen, providing easy access to the rear garden. It features additional base units for extra storage, two windows for natural light, and more storage space to enhance functionality.

First floor

Bedroom one

Bedroom one is a double bedroom located at the rear of the property. It features a large window that allows plenty of natural light and includes a built-in storage cupboard for added convenience.

Bedroom two

Bedroom two is similar to bedroom one in that it is also a double bedroom, featuring a large window to the front aspect and a built-in wardrobe.

Bedroom three

Bedroom three is a compact single bedroom located at the front of the property, featuring window to the front aspect and a built-in storage cupboard for added convenience.





Bedroom four

Bedroom four is another single bedroom located at the rear of the property, featuring window to the rear aspect and a built-in storage cupboard for added convenience.

Bathroom

The bathroom has been recently updated with modern fixtures, including a walk-in shower, a low-level WC, and a wash hand basin. Additionally, an obscure rear window has been installed for added privacy.

Outside

The front of the property features a well-maintained tarmac driveway, offering parking space for two vehicles. In addition, there is a single garage that provides room for another vehicle or can be used for additional storage, adding to the property's convenience. Access to the property is made easy by a footpath that runs around the entire perimeter, offering a continuous route around the grounds. The garden is primarily located to the right-hand side and the rear of the property. On the right-hand side, you'll find a beautifully landscaped area filled with a variety of flowers, shrubs, and trees, creating a vibrant and inviting atmosphere. The rear garden is laid with patio slabs, making it perfect for outdoor gatherings or relaxation. It is also adorned with a mix of bushes, flower beds, and small trees, adding color and texture to the outdoor space and enhancing its natural beauty.

Services

We understand mains water, electricity and drainage is connected to the property.

Herefordshire council tax band - E

Tenure - Freehold.

Directions

Proceed out of Hereford on the A49 Leominster Road, turn right as signposted for Moreton-on-Lugg and then the 1st left into St Andrews Close. Take the next right and the property can be found shortly after on the right hand side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



rightmove

find your happy

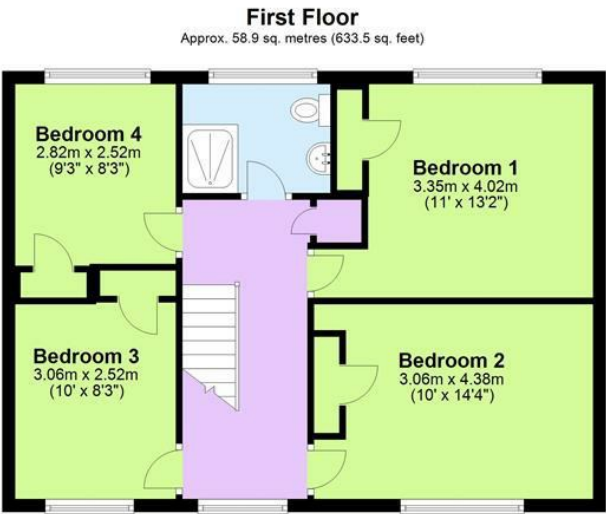
Zoopla

Smarter property search

RICS

The Property Ombudsman

NAEA



Total area: approx. 144.2 sq. metres (1552.2 sq. feet)

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

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