

66 THREE ELMS ROAD

£600,000



“A stylish family home with character”

Hereford, Herefordshire

This beautifully presented, detached, family home is located in a sought after area on the outskirts of Hereford city and offers spacious accommodation and period character features throughout. With 3/4 bedrooms, 4 reception rooms, a garage and large garden, this property is perfect for a growing family.

- Stylish family home
- 3/4 bedrooms
- Period character throughout
- Sought-after location
- Ample off road parking
- Extensive rear garden
- 4 reception rooms
- Garage



Enter via the canopied porch, through the front door, which features attractive stained glass detailing, and into the impressive reception hall. Here, the property lays out its character: with lofty ceilings, beautiful parquet wooden flooring and long sight-lines. To the side, a set of stairs lead up to the first floor.

On the ground floor there are five spacious reception rooms. The first to the right is a grand sitting room, currently used as a play room/ additional bedroom. This room is dual aspect and has an attractive square bay window to the front elevation. Behind this is the main living room, with a pretty, decorative arched brick fireplace housing a wood-burning stove: a cosy feature to enjoy on winter evenings. From here, a glazed door leads into the sun room, with wrap-around views of the garden. A further set of French doors lead out to the patio.

The dining room sits to the rear of the property, where a continuation of the hall's parquet flooring lends a note of grandeur: a perfect room for enjoying family mealtimes or entertaining guests. There are integrated cupboards on one wall. A door accesses a useful study/ snug.

The property has been extended to include a useful utility, cloakroom with WC and a stylish kitchen. The kitchen/ breakfast room features attractive units with an array of floor, wall and larder units, surrounding a central island, which houses an induction hob with overhead extractor fan. There is also an eye-level oven, integrated microwave, dishwasher, refrigerator and Belfast sink. The southern wall is almost entirely glazed and features bi-fold doors, which offer a stunning outlook across the garden.

The first floor rooms are connected by a grand landing with attractive balustrade. All three bedrooms are doubles, with two having large banks of integrated wardrobes, cupboards and shelving. A bathroom and separate WC completes the upstairs.

Outside: The property is accessed via a set of large wooden gates which give privacy. To the front, there is a small lawn, large driveway - which provides plenty of parking - a garage with side access door and electric door. A side access gate connects the front and rear of the property. *[cont...]*





[cont...] The rear garden is large with a central lawn flanked by flower borders, mature trees and shrubs. There is a children's play area and 3 garden buildings hidden behind a screen of trees. There is also a patio directly behind the property on which to enjoy evening drinks and summer barbecues.

Area: Located in the catchment of Whitecross School, this superb family home is perfectly situated on the edge of Hereford, providing easy access to the city's amenities and with regular bus service to the city centre. Indeed, convenience stores, a café and butchers are just a few minutes' walk away. Really enjoying the best of "both worlds", this property is only a short walk away from open countryside and relaxing rural walks.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Gas
Services:	Mains gas, water, drainage, electricity
Service charges:	Nil
Covenants:	None known
Broadband:	Yes
Notes:	The vendor of this property is related to a staff member at Magi Alexander Limited.

* correct as of instruction date



EPC and floor plan available on the website.

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