

# SOUTHWOOD

£550,000



**“A versatile, beautifully-presented home”**

Hereford, Herefordshire

This stunning family home is peacefully located along a quiet lane on the fringes of Hereford yet benefitting from convenient access to the city. With a versatile, beautifully presented internal layout, plenty of parking, garage and a useful separate annex, this 3-bedroom, detached property is perfect for a growing family.

- Much improved family home
- Peaceful, edge-of-city location
- Solar panels
- Ample off road parking
- Versatile layout
- Detached garage with planning
- Useful separate annexe
- Backs on to open fields



Enter the front door into the main reception hallway, a generous space replete with timber features, flooring and joinery, which sets out the quality finish throughout the property. The kitchen/ day room is the obvious heart of the home: a convivial space providing sufficient room for a dining table and occasion seating where the family and guests can gather and relax whilst meals are prepared. The stylish kitchen is beautifully designed and features flush-opening wall and base cabinets, full length larder units and eye level appliances around a central breakfast bar island. Off to the side is a useful utility room with space for white goods and an external door leading out to the rear patio.

At the other end of the property is the sunning, two-part sitting room: a large space divided via an arch, creating two spaces - a TV lounge with a feature wall and an entertaining snug with a cosy fireplace and French doors leading out to the rear garden.

There is an elegant ground floor shower room with beautiful floor-to-ceiling tiling, attractive built in sink basin vanity unit with storage drawers, WC and a large shower enclosure. Two of the property's double bedrooms are situated on the ground floor, both are light and airy with one with a bank of fitted wardrobes.

Upstairs, the landing is well-lit, courtesy of a Velux window and is currently utilised as a home office; there is also plenty of built-in cupboard storage: perfect for storing Christmas decorations and suitcases. The master bedroom sits to the side and overlooks the front garden; attractive glazed doors access the attendant en suite which has a sink, WC and walk-in shower cubical.

**Outside:** The property is approach through iron gates on to the extensive tarmacadam driveway, which provides ample off-road parking. There is a double detached garage/ workshop to the rear of the driveway which has full planning permission in place to be replaced, if required. (Ref: P214169/FH)

A decorative stone wall and mature hedging borders the front garden, which is mainly laid to lawn with flower beds. The rear garden has a patio which sits directly behind the bungalow, there is a further lawn and another seating area at the very back of the garden. Only fields and horses for neighbours sit beyond the garden, giving a beautiful rural backdrop. The property also benefits from a detached one bedroom annexe with open-plan living/kitchen/ sitting room, bedroom and with ensuite. *[cont...]*





[cont...] This versatile space could be used as overspill accommodation for visiting family, a self-contained space for dependent relatives, a hobby or craft space or even to generate revenue via a small business or AirBnB, subject to any necessary approval.

**Area:** Bewdley Bank is a little hamlet of homes on the northern outskirts of Hereford. The area enjoys the best of both worlds: with open, countryside walks on your doorstep yet with the city and its amenities and services also easily accessible. The neighbouring village of Moreton on Lugg is also close at hand and has a village store and Post Office. If you enjoy swinging a club, then Burghill Golf Course is just a chip-and-putt away.

#### At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; LPG
Services:	Mains electricity and water; private drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

\* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

**DISCLAIMER:** Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.