

I WHITTERN WAY

£290,000



“A great, 4-bed property for a growing family”

Hereford, Herefordshire

This extended, four-bedroom, end-of terrace home occupies a prime, popular location just off Aylestone Hill, within easy walking distance of Hereford's amenities. Perfect for a growing family, this property has the bonus of a large garage and off street parking. It comes to the market with no onward chain.

- Extended 4-bed property
- Off street parking
- Convenient to city's amenities
- En-suite
- Large garage
- Garden
- Popular area
- No onward chain



Enter via the glazed front porch - the perfect place for kicking off your shoes and hanging coats. The inner hallway stretches out in front to the kitchen at the rear of the property and a set of stairs leading up to the first floor. The living room sits to the left hand side. This extensive, dual aspect space is large enough to be split into two zones: a sitting/ dining room, if required; there is a bay window at one end, overlooking the front garden and another window looking out to the rear patio area.

The part-tiled gallery kitchen sits at the back of the house and has ample units floor and wall units for storage. There is space for a free-standing cooker, washing machine and dishwasher. With a little imagination, this space could be transformed into an open-plan kitchen and dining area, which is highly sought after by modern families.

A door from the kitchen access a covered boot room: an excellent additional space to be used as a utility area, drying room, dedicated space for pets or even as a hobby room, play room or conservatory sitting room. There is also a separate downstairs cloakroom with WC and wash hand basin.

Upstairs, a spacious landing connects all of the bedrooms. The master suite, is located in the extension and is comprised of a large bedroom with fitted wardrobes and an attendant en suite with large walk-in shower, vanity wash hand basin, bidet, WC and ample wall shelving storage. The other three bedrooms are serviced by the family bathroom, which includes a white suite, a panelled bath with overhead shower, WC, and wash hand basin.

Outside: The property is approached over a paved brick driveway, leading to the garage. The front garden is mainly laid to lawn with a raised flower border, shrubs and a pedestrian gate with a path leading to the front porch.

Immediately to the rear, the patio area is enclosed by a decorative brick wall: the perfect spot for al fresco drinks or summer barbecues. Steps lead down to the rear lawn garden, where there is also a useful brick storage shed and rear pedestrian gate, exiting to communal parking with a permit for an additional vehicle, if required.





Outside: Whittern Way is a popular residential area, within walking distance of Hereford City centre. There are convenience stores, takeaways and bus stops close at hand. For those who enjoy green spaces, Tupsley Park, Broadlands Nature Reserve and Lugg Meadow are all within easy reach. Hereford Sixth Form, Herefordshire College and Hereford College Of Arts, Aylestone School and Broadlands Primary School are all nearby.

Directions: Travel up Aylestone Hill, out of the city on the A465, at the top of the hill turn right onto Foley Lane, towards Tupsley. Pass through a pedestrian crossing and at the next set of traffic lights turn left onto Whittern Way. Continue a little way and just before the road bends right, number 1 can be found straight in front.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	B
Heating:	Central heating; Gas
Services:	Mains water, electricity, gas and drainage.
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

* correct as of instruction date

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.

