



BLUEBELL COTTAGE CROSS KEYS

HEREFORD HR1 3NW

£525,000
FREEHOLD

Situated in the desirable semi-rural location of Cross Keys, Bluebell Cottage is a charming three-bedroom detached home offering spacious and versatile accommodation throughout. The property features a generous lounge, cosy snug, well-appointed kitchen/dining room, utility room and a ground floor shower room, while the principal bedroom benefits from an en-suite. Outside, the property enjoys a fantastic rear garden, ample off-road parking and a detached double garage, making it an ideal choice for those seeking a peaceful countryside setting with excellent family living space.



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- Charming detached cottage
- Three bedrooms, one en-suite and downstairs shower room
- Fantastic garden, detached double garage & ample parking
- Must be viewed!
- Well presented throughout
- Semi rural location



Ground Floor

With canopy porch and wooden entrance door leading into the

Entrance Hall

With quarry tiled floor, radiator, fitted wall light, carpeted stairs leading up with useful under stair storage cupboard, a door leading into a reception room and opening into the

Study/Office Area

A perfect nook ideal for a home office space/library space with quarry tiled floor, double glazed window overlooking the neighbouring fields, two fitted wall lights, radiator, feature beams, fitted wooden bookshelf and door into the

Kitchen/Dining Room

A modern fitted kitchen comprising a range of wall and base units with solid wood work surfaces over, 1 1/2 bowl sink and drainer unit, integrated oven, four ring gas hob, integrated dishwasher and fridge, dual aspect double glazed windows with a lovely outlook towards the neighbouring fields, ample space for dining with an abundance of beams and character, an additional double glazed window, radiator, ceiling light point, recess spotlights and doors to

Spacious Lounge

A spacious lounge with an array of characterful features including beams, a stone inglenook fireplace with feature wood burning stove, two double glazed windows, two radiators and doors out to the

Sun Room

With quarry tiled floor, feature beams, double glazed french doors, useful storage cupboard and velux window.

Utility Room

With space and plumbing for a washing machine, space for a freestanding freezer, large storage cupboard and door out to the rear.

Shower Room

A modern suite comprising a large wall in shower with mains fitment shower head over and tiled splash backs, pedestal wash hand basin either tiled splash back, low flush w/c, heated towel rail, spotlights and double glazed window.

Snug/Ground Floor Bedroom

A flexible space that could be utilised as a home office, snug or ground floor bedroom comprising fitted carpet, radiator, dual aspect double glazed windows overlooking the garden, four wall lights, central ceiling light and feature exposed beams.

First Floor Landing

With wood effect flooring, radiator, double glazed window and doors into

Main Bedroom With En-suite

A spacious principal bedroom with fitted carpet, feature beams, double fitted wardrobe, double glazed window, radiator, ceiling light point, access hatches to the eaves and doors into the

En-suite bathroom

A full suite comprising panelled bath with tiled surround, walk in shower with panelled surround, bi-folding door and mains fitment shower head, pedestal wash hand basin, low flush w/c, double glazed window and towel rail.

Bedroom Two

A second double bedroom with wood effect flooring, dual aspect double glazed windows, a double fitted wardrobe and additional single built in cupboard, ceiling light point and radiator.

Bedroom Three

Comprising fitted carpet, fitted wardrobe and additional storage cupboard, ceiling light point, radiator and double glazed window.

Outside

The property is approached over a tarmac driveway providing off road parking for several vehicles, this leads to the double garage with two up and over doors to the front and personal door to the side, there is light and power to the garage. The garden is made up of a good sized area of lawn with two patio areas perfect for entertaining, an area laid to stone leading to the front door. There is a wooden pergola and a pathway leading to the rear of the property where there is an additional access gate, a useful wood store and access to the private drainage system.

Directions

What3words///breathy.winemaker.heartburn

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and gas are connected. Gas-fired central heating. Private drainage system.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

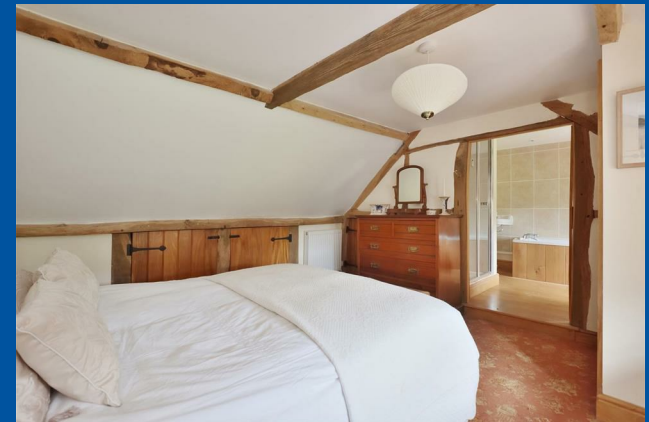
Tenure & Possession

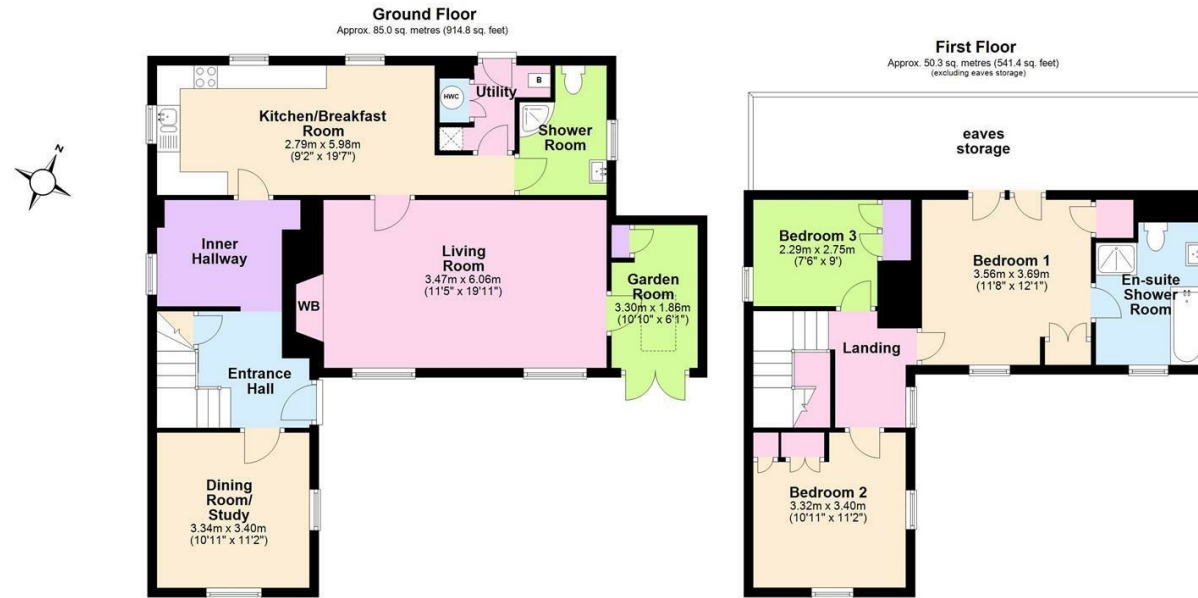
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 135.3 sq. metres (1456.1 sq. feet)
Bluebell Cottage, Cross Keys, Hereford



EPC Rating: C Hereford Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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