



9 CINNABAR GROVE

HOLMER, HEREFORD HR4 9FJ

£440,000
FREEHOLD

Situated on this popular residential development on the northern outskirts of Hereford City, a modern four bedroom detached property making an ideal family home. Comprising of a spacious lounge, a fantastic open plan kitchen, living room & dining space with additional utility & downstairs. To the first floor there are four good sized bedrooms, one en-suite & family bathroom. The property also benefits from an enclosed rear garden, driveway parking & a single garage. A viewing is highly recommended.



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- Modern detached house
- Four bedrooms, en-suite & family bathroom
- Driveway, single garage & enclosed garden
- Ideal family home
- Popular residential location
- Must be viewed!



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, radiator, ceiling light point, carpeted stairs leading up with useful under stair storage cupboard and doors leading into the

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point and extractor.

Living Room

A spacious lounge with fitted carpet, radiator, double glazed bay window to the side aspect, double glazed window to the front aspect and two ceiling light points.

Kitchen/Dining/Family Room

A fantastic open space for all the family with a modern fitted kitchen comprising matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, four ring gas hob with cooker hood over, integrated oven, under counter space for dishwasher and space for a freestanding fridge/freezer, door into the utility room and double glazed window to the rear garden, there is ample space for both living and dining with a large double glazed window to the front aspect and double glazed french doors to the rear garden, recess spotlights to the kitchen and two ceiling light points to the living/dining area.

Utility Room

With fitted work surface space, under counter space and

plumbing for washing machine and space for tumble dryer, wall mounted fuse box and gas central heating boiler, radiator and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, useful storage cupboard and doors to

Bedroom One with En-suite

A spacious double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the side aspect, triple built in wardrobe with mirrored sliding doors and door into the En-suite shower room

Comprising a large double width walk in shower with tiled surround, low flush w/c, wash hand basin with tiled splash back, double glazed window, tiled floor, recess spotlights and heated towel rail.

Bedroom Two

A second double bedroom with fitted carpet, central ceiling lighted radiator, double glazed window overlooking the rear garden and ample space for wardrobes.

Bedroom Three

With fitted carpet, central ceiling light, radiator and dual aspect double glazed windows to the front and side.

Bedroom Four

With fitted carpet, central ceiling light, radiator and double glazed window to the front aspect.

Bathroom

A full suite comprising panelled bath with part tiled surround and handheld shower attachment, double width walk in shower with mains fitment shower head over and tiled surround, wash hand with tiled splash back, low flush w/c, heated towel rail and double glazed window.

Outside

To the rear french doors open out onto a paved patio area perfect for entertaining, leading to the remainder of the garden which is laid to lawn and enclosed by fencing with a useful wooden storage shed, outside tap & power points. Steps lead down to the side access gate providing access to the tarmac driveway and single garage with light, power and up and over door.

Directions

Proceed north out of Hereford City on the A49 Leominster Road and at The Starting Gate public house, turn left onto Roman Road. After approximately 1/2 a mile turn right at the traffic lights onto Hedgerow Way. Continue along Hedgerow Way for approximately 1/2 a mile, turning right into Clubtail Drive and then 1st right into Cinnabar Grove.

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, drainage and gas are connected. Gas-fired central heating.

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.

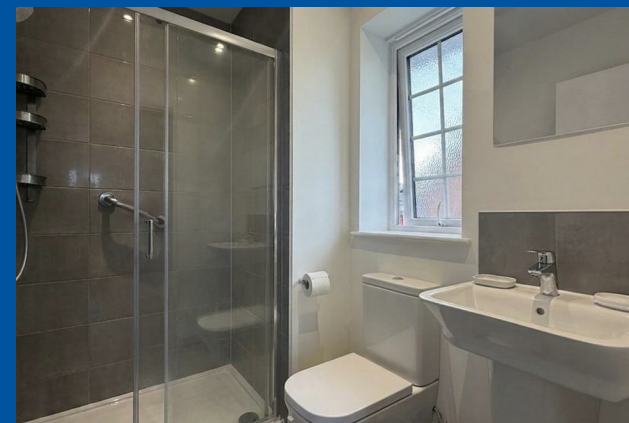
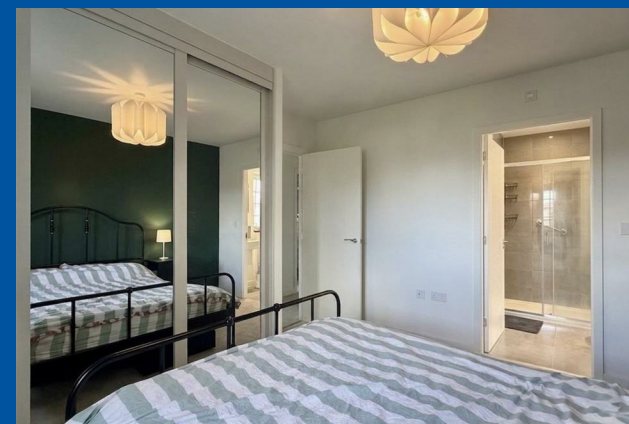
Tenure & Possession

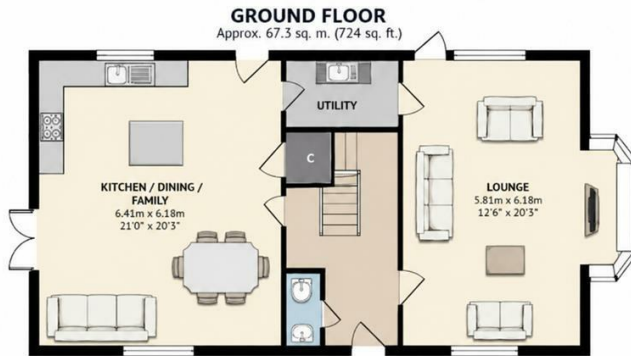
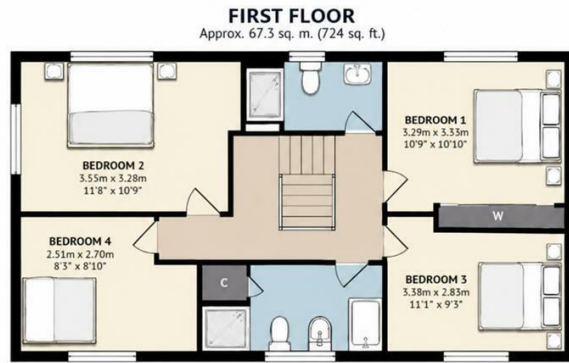
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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TOTAL APPROX. FLOOR AREA: 134.6 sq. m. (1,448 sq. ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale.
Any measurements, floor areas (including any total floor area), openings and orientation are approximate.
No details are guaranteed and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(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	

EPC Rating: B Hereford Council Tax Band: E

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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