



3 BULLINGHAM LANE

HEREFORD HR2 6RU

£450,000
FREEHOLD

An immaculately presented detached family home, ideally situated in a highly sought-after residential location. Offering spacious and versatile accommodation throughout, the property features 5 generously proportioned bedrooms, 3 well-appointed bathrooms, a garage, and an attractive enclosed rear garden. Viewing advised.



3 BULLINGHAM LANE

- 5 spacious bedrooms • 3 modern bathrooms • 2 cosy reception rooms • Detached house style • Built in early 2000s • Located on Bullingham Lane • Close to Hereford amenities • Ideal family home • Ample living space • Viewing recommended



Living Room

This spacious living room is bright and welcoming, featuring a large bay window with white shutters that allow plenty of natural light to fill the space. It is finished with light wooden flooring and neutral walls, creating a calm atmosphere. The room benefits from a modern fireplace that adds a cosy focal point, complemented by a mounted TV above. Double doors open to the entrance hall, providing easy access and flow through the property.

Kitchen/Dining Room

The kitchen/dining room is a contemporary open-plan space with sleek grey cabinetry and a large central island topped with a white quartz countertop. Integrated appliances including ovens and a hob are seamlessly fitted within the stylish units. The room is bright and airy, thanks to recessed ceiling lights and a pair of French doors that open directly onto the garden decking, perfect for indoor-outdoor living and entertaining. Light wooden flooring runs throughout, tying the room together.

Snug/Dining Room

The snug/dining room offers a cosy retreat with a bay window that fills the room with natural light. It is decorated in neutral tones with wooden flooring, making it a flexible space for dining or relaxing. This room is conveniently positioned just off the entrance hall, adding to the home's versatile living options.

Entrance Hall

The entrance hall provides a welcoming arrival space with light walls and wooden flooring. A staircase leads to the first floor, and doors open to the living room, snug/dining room, kitchen/dining room, and WC, facilitating easy movement throughout the ground floor.

Utility

The utility room is a practical space fitted with a sink and plumbing for appliances. It offers convenient access to the kitchen.

Downstairs Cloakroom

Comprising a low-level WC and pedestal wash hand basin.

Main Bedroom

The main bedroom is a generously sized room featuring a large window that brings in natural light. It is decorated in soft, neutral tones creating a restful atmosphere. This bedroom benefits from the convenience of an en-suite bathroom that is finished with modern fixtures and a walk-in shower.

Bedroom 2

Bedroom 2 is a comfortable double room with a large window and carpeted flooring. The room is decorated in neutral tones to provide a peaceful environment and benefits from an en-suite shower room with modern fittings and tiling.

Bedroom 3

Bedroom 3 is a well-proportioned double room with carpeted flooring and a window that fills the space with daylight. The decor is neutral, providing a calm and inviting bedroom.

Bedroom 4

Bedroom 4 is a smaller bedroom, ideal for a single bed or study space, decorated in soft neutral shades with carpeted flooring and a window to the front.

Bedroom 5

Bedroom 5 is a compact bedroom with carpeted flooring and a window that lets in natural light. It benefits from an en-suite shower room, providing additional convenience and privacy.

Bathroom

The family bathroom is finished to a high standard with a freestanding bath, a washbasin in a vanity unit, a toilet, and modern tiling throughout. A window allows natural light to brighten the room, complementing the contemporary neutral decor.

Landing

The landing is bright and spacious, with wooden flooring extending from the staircase and access to all first-floor bedrooms and bathrooms. Neutral painted walls create a light and airy feel throughout.

Study

This study is a practical room filled with natural light from the window. It features wooden flooring and space for a desk and storage, making it an ideal home office or quiet study area.

Rear Garden

The rear garden offers a peaceful outdoor space with a raised wooden decking area for dining and relaxing, complete with outdoor furniture. Beyond the decking is a well-maintained lawn bordered by plants and shrubs, enclosed by brick and wooden fencing providing privacy. Mature trees add greenery and shade, creating a lovely environment for outdoor enjoyment.

Front Exterior

The front exterior of the house is traditional and attractive, constructed of red brick with contrasting dark grey window frames and a matching front door. The symmetrical frontage features bay windows with shutters and a covered porch, welcoming you into the home with a sense of charm and character.

Garage

Double garage with electric doors, situated at the rear of the property, offers secure parking and additional storage space. It is accessible via a driveway and blends well with the brickwork of the house.

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

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.

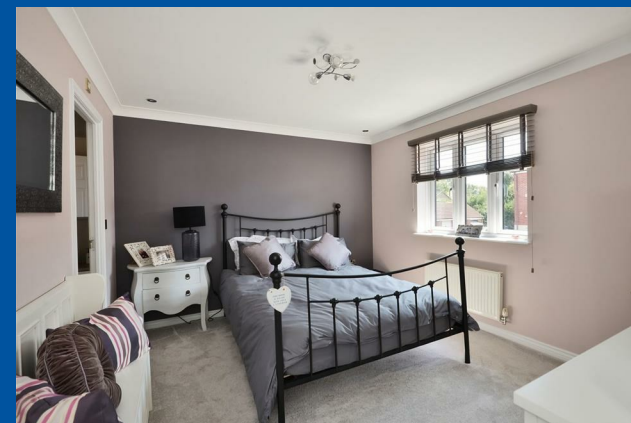
Tenure & Possession

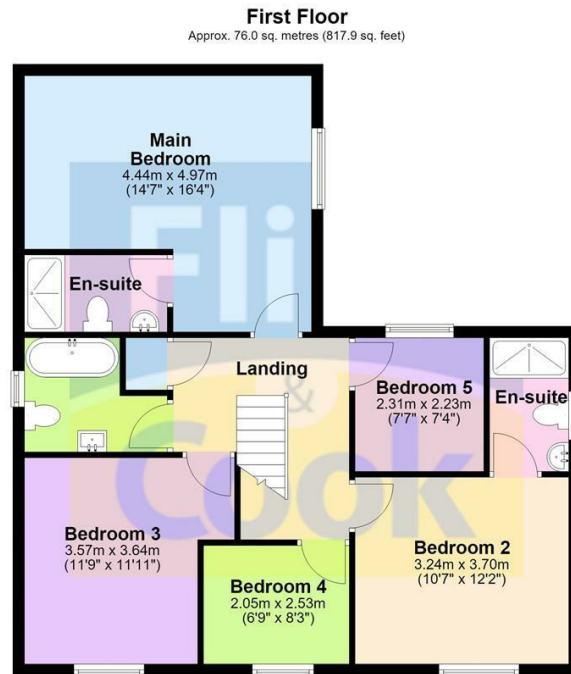
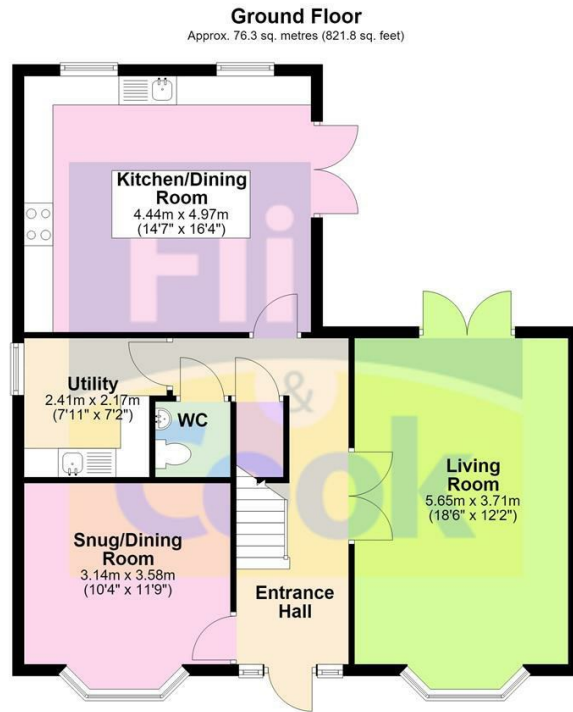
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Money Laundering

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

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Total area: approx. 152.3 sq. metres (1639.7 sq. feet)

EPC Rating: C Hereford Council Tax Band: E



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

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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