



7 MOOR MEADOW SHOBDON, LEOMINSTER HR6 9NT

Asking Price £375,000
FREEHOLD

A modern four-bedroom detached family home situated in the sought-after village of Shobdon, offering spacious and versatile accommodation arranged over two floors.

The property provides three reception rooms, a well-appointed kitchen, separate utility room and downstairs cloakroom, together with four bedrooms, including a principal bedroom with en-suite facilities. Externally, the property benefits from a driveway providing ample parking, a single garage and an enclosed garden, making this an ideal home for families.



7 MOOR MEADOW

- Modern detached house • Gated drive, garage & gardens • Four bedrooms, one en-suite • Ideal family home • Well presented throughout • Popular village location



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light point, coving, radiator, carpeted stairs leading up with useful under stair storage space and doors leading to

Living Room

A spacious lounge with dual aspect double glazed window to the front and double glazed sliding doors to the rear, there are two radiators, fitted carpet, a central ceiling light, four additional wall lights and a feature wood-burning stove.

Snug

A flexible space currently utilised as a snug but ideal as a playroom or home office space with wood flooring, coving, radiator, central ceiling light and double glazed sliding doors out to the rear garden.

Kitchen/Dining Room

A spacious kitchen/dining area with a range of fitted wall and base units, ample work surface space over with tiled splash backs, 1 1/2 bowl sink and drainer unit, freestanding gas cooker, under counter space and plumbing for a dishwasher and space for a freestanding fridge/freezer, there is a ceiling light point, double glazed window to the front and access to the utility leading off the kitchen. The dining area has a radiator, central ceiling light and double glazed window to the front aspect.

Utility Room

With fitted wall units, work surface space with under counter space and plumbing for a washing machine, wall mounted gas central heating boiler, door to the downstairs w/c and door to the rear.

Downstairs W/C

Comprising a low flush w/c, corner wash hand basin with tiled splash back, wall mounted fuse box and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point, coving, loft hatch with pull down ladder (partially boarded), double glazed window to the front aspect with fantastic views and doors leading into

Bedroom One with Ensuite

A good sized main bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the front aspect, ample space for wardrobes and door into the ensuite bathroom comprising a panelled bath with tiled surround and shower head over, pedestal wash hand basin, low flush w/c, double glazed window and radiator.

Bedroom Two

A spacious second double with fitted carpet, ceiling light point, coving, radiator, double glazed window to the front and double fitted wardrobe with mirrored sliding doors.

Bedroom Three

With fitted carpet, ceiling light point, coving, radiator, space for wardrobes and double glazed window to the rear aspect.

Bedroom Four

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

Shower Room

Comprising a large double width walk in shower with mains fitment shower head over and tiled surround, low flush w/c, pedestal wash hand basin, large airing cupboard, radiator and double glazed window.

Outside

The property is approached via a dropped curb with gates opening onto a tarmac driveway. The remainder of the front has access to the single garage and kitchen under the extended garage roof, the garage has an up and over door with side access gate leading to the rear.

To the rear there is a good sized enclosed garden area with a paved patio perfect for entertaining with steps leading to the remainder of the garden laid to lawn with a second patio space, there is an apple tree and further plants and shrubbery. To the side of the property there is a wood store and useful storage shed with light and power. There is access to the rear of the garage with fitted base units, a double glazed window and space for a tumble dryer.

An opening leads into the spacious single garage with light and power, ample storage space and concrete floor.

Directions

What3words/// dollars.easels.strongman

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.

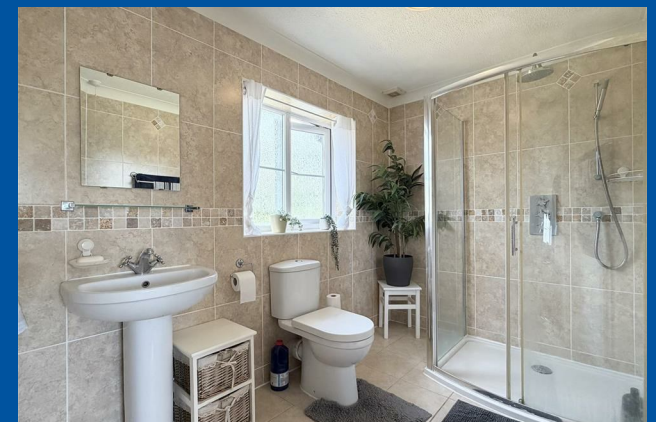
Tenure & Possession

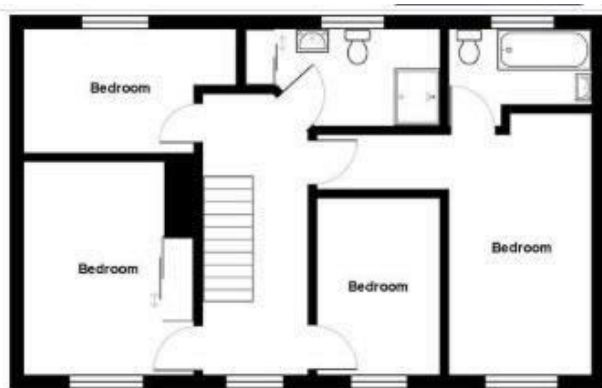
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

7 MOOR MEADOW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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	

EPC Rating: C Hereford Council Tax Band: D

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

