



## 28 MOORCROFT LANE

HEREFORD HR1 1FA

£525,000  
FREEHOLD

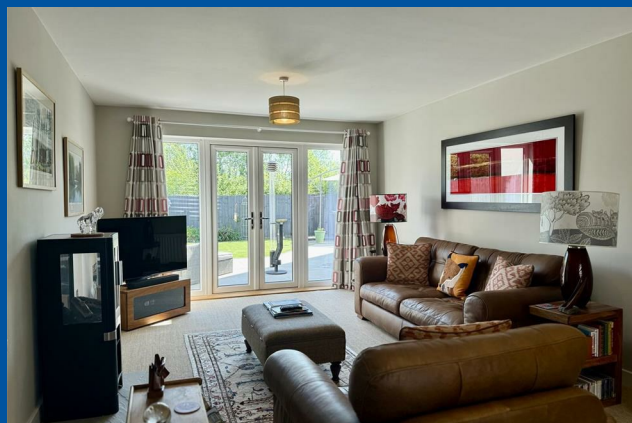
Situated in this popular residential location, an immaculately presented, spacious four bedroom detached house offering ideal family accommodation and being sold with the added benefit of no onward chain.

Constructed in 2017, this modern detached family home offers low maintenance living with spacious and flexible accommodation throughout. To the ground floor, a spacious reception hall with downstairs W/C, a large living room with a separate snug/office, to the rear there is a fantastic kitchen/dining/family room with two sets of french doors leading out to the low maintenance rear garden. To the first floor there are 4 double bedrooms, two en-suites and bathroom. A viewing is highly recommended.



# 28 MOORCROFT LANE

- Modern detached house
- Double garage & ample driveway parking
- Ideal family home!
- Four bedrooms, 3 bathrooms, downstairs W/C
- No onward chain!
- Fantastic Kitchen/dining/family room & 2 further receptions



## Full Description

Situated in this popular residential location, an immaculately presented, spacious four bedroom detached house offering ideal family accommodation and being sold with the added benefit of no onward chain.

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## Ground floor

Entrance porch with door leading into

## Entrance hall

A spacious entrance hall with tiled floor, carpeted stairs leading up, radiator, gas central heating thermostat, ample space for coat and shoe storage and doors to

## Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, tiled floors recess spotlights and extractor.

## Spacious living room

With fitted carpet, two radiators, large double glazed window to the front aspect with electric remote controlled blind, french doors leading out onto the rear patio area, two ceiling light points.

## Snug/Office

A flexible space currently set up as a home office but with ample space for a snug or playroom. With fitted carpet, ceiling light point, radiator, large double glazed window to the front aspect with electric remote controlled blind.

## Kitchen/dining/family room

A fantastic family room with both space for living and dining, comprising a beautifully fitted modern kitchen with matte grey fitted wall and base units, fitted peninsula with breakfast bar. 1 1/2 bowl sink and drainer unit, integrated fridge/freezer, dishwasher, 4 ring induction hob with extractor over and electric oven. Recess spotlights, double glazed window, radiator and pocket door into the utility room. Ample space for both dining and living with two sets of French doors opening out onto the rear garden, recess spotlights and radiator with tiled floor.

## Utility room

With fitted wall and base units, ample work surface space. Under counter space for washing machine and tumble dryer, ceiling light point, tiled floor, double glazed window, wall mounted fuse box.

## Galleried landing

A spacious landing area with fitted carpet, three ceiling light points, radiator, airing cupboard housing the gas central heating boiler, loft hatch and doors to

## Bedroom 1 with dressing room and en-suite

With fitted carpet, ceiling light points, gas central heating thermostat, radiator, french doors with Juliet balcony overlooking the rear garden and fields beyond, opening into the Dressing room. With fitted carpet, recess spotlights, built in wardrobes with mirrored sliding doors and door leading into En-suite shower room. With double width walk in shower, mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with part tiled surround, chrome heated towel rail, recess spotlights and double glazed window.

## Bedroom 2 with en-suite

With fitted carpet, ceiling light point, radiator, french doors with Juliet balcony and door into En-suite shower room. With double width walk in shower, mains fitment shower head over

and tiled surround, low flush w/c, wash hand basin with part tiled surround, chrome heated towel rail, recess spotlights and double glazed window.

### Bedroom 3

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

### Bedroom 4

With fitted carpet, ceiling light points radiator and double glazed window to the rear aspect.

### Bathroom

A white three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with part tiled surround, chrome heated towel rail, double glazed window and recess spotlights.

### Outside

To the rear a fantastic south east facing east garden laid to patio for ease and low maintenance with an additional area of decking, a small area of artificial lawn with a border of plants and shrubbery. There is a personal door to the rear of the double garage, useful outside lights, power points. The rear garden is enclosed by fencing. To the front a paved path provides access to the canopy porch area and front door with either side laid to stone for ease and low maintenance. There is access to the double garage with two up and over doors and side access gate leading to the rear garden. Double garage with two up and over doors to the front, light and power with personal door to the rear. The property also benefits from a 'PodPoint' electric car charging point.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band F - £3,538 for 2025/2026 Water and drainage rates are payable.

Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Directions

Proceed north out of Hereford along Edgar Street, taking the 1st exit at the roundabout over the bridge and proceeding to the next roundabout taking the second exit heading north onto Holmer Road. At the starting gate roundabout take the 3rd exit onto Roman Road, at the traffic lights take the right turn onto The Furlongs, proceed to the left and follow the road round to Moorcroft Lane, the property is situated in the first cut-de-sac on the right hand side.

### Outgoings

Council tax band 'F' - £3538 for 2025/2026  
Water and drainage rates are payable.

### Property Services

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

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

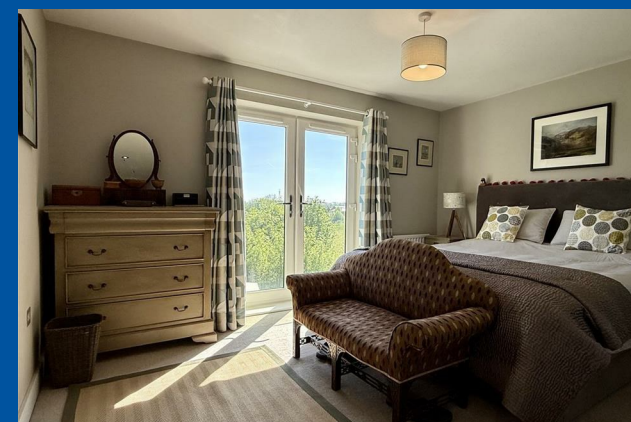
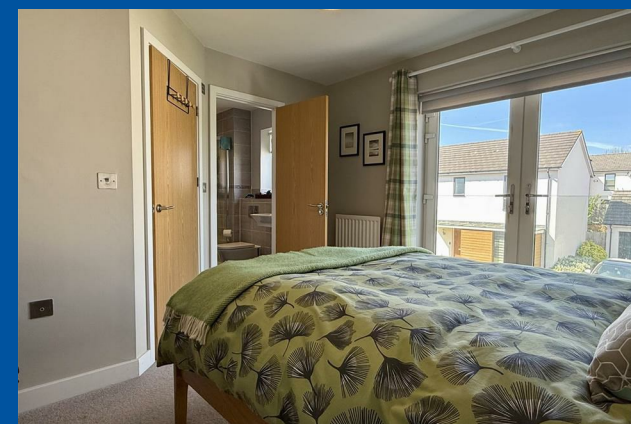
### Opening Hours

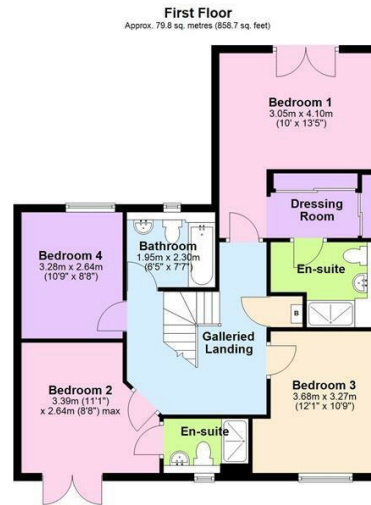
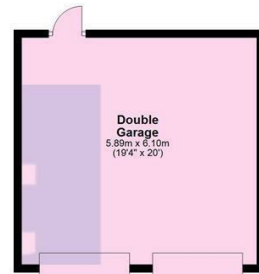
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Total area: approx. 197.6 sq. metres (2127.2 sq. feet)



**EPC Rating: B Hereford Council Tax Band: F**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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