



Wyoming, Shelwick, HEREFORD, HR1 3AL



Sunderlands
Residential Rural Commercial



**Wyoming
Shelwick
HEREFORD
HR1 3AL**

Summary of Features

- Detached bungalow
- Four bedrooms
- Generous plot size with surrounding garden
- Excellent parking and car port
- Spacious and flexible accommodation
- Sought after village north of Hereford

Offers Over £500,000

Nestled in the sought-after location of Shelwick, just two miles north of Hereford, this delightful detached bungalow offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The bungalow boasts an inviting reception room, providing ample space for relaxation and entertaining. The layout is both spacious and flexible, allowing for various living arrangements to suit your lifestyle. The well-presented interiors create a warm and welcoming atmosphere, making it easy to envision yourself settling in. Set on a generous plot, the property benefits from a substantial garden, perfect for outdoor activities or simply enjoying the tranquillity of the surroundings. Additionally, the ample driveway parking and carport ensure that you will never be short of space for vehicles. This charming bungalow is not only a wonderful home but also a fantastic opportunity to enjoy the peaceful countryside while remaining close to the amenities of Hereford.

Location

The property is situated within the highly desirable, semi-rural village of Shelwick, standing 2 miles north of the cathedral city of Hereford. This highly sought-after village offers the perfect balance of countryside living whilst having modern amenities within easy vehicle access. The neighboring countryside offers a wealth of walks and treks whilst standing 1½ miles from the Holmer and Aylestone hill areas of Hereford city which have a number of shops, schools, colleges, public houses and restaurants, farm shop and facilities like the Halo Leisure Centre and Hereford Racecourse. The city centre of Hereford sits on the banks of the River Wye and offers a vast array of shops, bars, restaurants and facilities including cinema, hospital, railway station and theatre.

Accommodation

The well presented accommodation comprises: Reception area, open plan living/dining room, kitchen/breakfast room, four double bedrooms and family bathroom.

Double glazed front door

Leads to -

Reception Area

With door through to Reception Hall with wood effect flooring and two radiators.

Bedroom Two

Having two double glazed windows, radiator and wood paneling.

Dining Room

With radiator, alcove shelving and arch through to -

Living Room

Being of good size, with log burning stove and fireplace with flagstone hearth, exposed brick walling, two double glazed windows, three radiators and double glazed patio doors out to terrace.

Bedroom Three

Having fireplace with inset wood burning stove, timber mantle over, double glazed window and radiator.

Bedroom Four

With radiator and double glazed window.

Bathroom

Recently replaced with stand alone bath, shower cubicle, WC low flush suite, twin sinks with cupboards under, ladder radiator and double glazed window.

Bedroom One

Having double glazed windows and radiator.

Kitchen/Breakfast Room

Range of modern units to both base and eye level, with wood surfaces inset stainless sink and drainer unit, built in breakfast bar, double oven with four ring electric induction hob with extractor over, radiator, fridge space, door to rear, two double glazed windows, fitted oil central heating boiler.

Door to outside.

Outside

Double gates open to a stone chipped parking/turning area for a number of cars and also gives access to the car port measuring 5.56 x 4m to the side of which is a useful room currently used a 'chill out' room with built in bar with stainless steel worktop, power and light. This could also be converted to form a Utility. The gardens extend to either side of the property being either hedged or fenced and on the south side of the bungalow, a raised sun terrace with a glazed and metal balustrade. There is also a mock well and large garden shed measuring 4.7 x 4.27m.

Services

Mains, water, drainage and electricity.

Council Tax - C

Tenure

Freehold.





Directions:

Leave Hereford north over Aylestone Hill to the roundabout joining the A4103 (Worcester Road), proceed straight over following the signs to Shelwick and Sutton St Nicholas and after about a mile take the left turn into Shelwick village. Proceed under the railway bridge and take the first turning right where the bungalow will be seen immediately on the right as denoted by the Agents 'For Sale' sign.

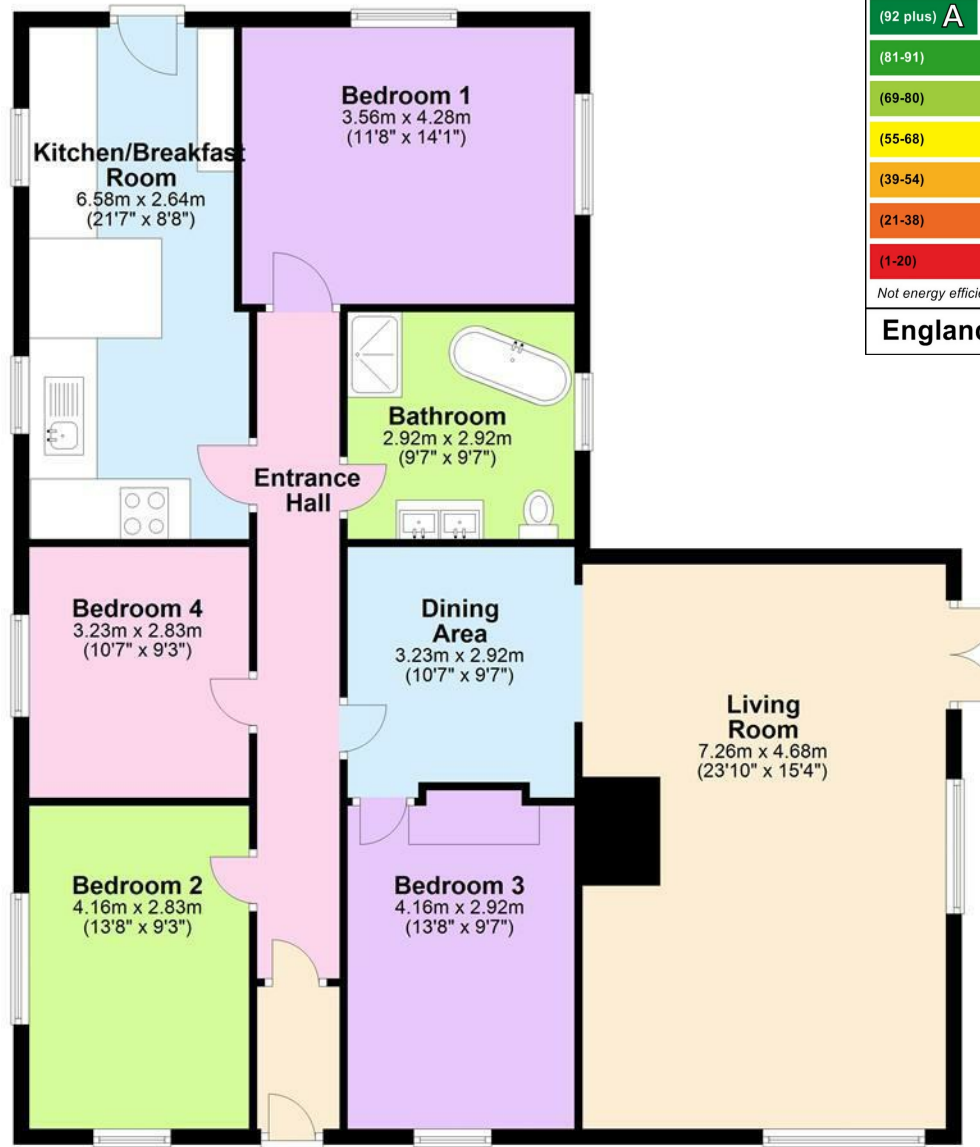
Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.





Ground Floor



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	

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.