



## HOLYWELL GUTTER LANE

HEREFORD HR1 1XA

£775,000  
FREEHOLD

An exceptional four-bedroom detached family home occupying a highly sought-after position on Holywell Gutter Lane, offering spacious and beautifully presented accommodation throughout.

Hill View combines modern living with generous proportions, featuring a welcoming lounge, a dedicated study, and an impressive open-plan kitchen, dining and family room that forms the heart of the home. A utility room and downstairs cloakroom add further practicality for everyday family life.

Upstairs, the property boasts four well-proportioned double bedrooms, all benefiting from extensive built-in wardrobes. The principal bedroom enjoys its own dressing room and en-suite shower room, while the remaining bedrooms are served by a spacious family bathroom.

Externally, the home continues to impress with a double garage, a large driveway providing ample off-road parking, and a fantastic rear garden ideal for entertaining, relaxing, and family enjoyment.



# HOLYWELL GUTTER LANE

- Spacious modern detached house
- Four double bedrooms and three receptions
- Double garage & spacious driveway
- Sought after residential location
- Ideal family home
- Must be viewed!



## Ground Floor

With canopy porch and solid oak entrance door leading into the

## Reception Hall

A spacious reception hall comprising oak flooring, radiator, three ceiling light points, oak staircase with fitted carpet and glass balustrade leading up, a useful cloak cupboard and doors to

## Study

A flexible space that could be utilised as a home office space or playroom with oak flooring, ceiling spotlights, radiator and double glazed window to the front aspect.

## Downstairs W/C

A white suite comprising a low flush w/c, a wash hand basin with feature tiled splash back, heated towel rail, double glazed window, recess spotlights and oak flooring.

## Living Room

A spacious lounge with double glazed french doors opening out onto the rear patio area, an additional double glazed window to the side aspect, two radiators, recess spotlights and feature fireplace with oak mantle and tiled hearth.

## Kitchen/Dining/Family Room

A fantastic open plan space with a white fitted kitchen comprising matching wall and base units with a large fitted island and breakfast bar, 1 1/2 bowl sink and drainer unit, four ring induction hob with cooker hood over, double oven, integrated dishwasher and under counter fridge, there are a mix of spotlights and feature hanging lights, a radiator, tiled floor, double glazed window, a door leading into the utility room. The kitchen opens into the dining and living space with

oak flooring, two sets of bi-folding doors leading out to the rear garden, two ceiling light points and additional recess spotlights, radiator and door back to the entrance hall.

## Utility Room

Comprising a range of fitted units with ample workspace space, 1 1/2 bowl sink and drainer, under counter space for a washing machine and tumble dryer, space for an American style fridge/freezer, radiator, double glazed window, tiled floor and door leading out to the

## Side Passage/Store

A fantastic storage space with door to the front and access door into the double garage.

## First Floor Landing

With fitted carpet, radiator, feature central ceiling light, recess spotlight, loft hatch with pull down ladder, a large cupboard housing the gas central heating boiler and hot water cylinder, doors then lead to

## Bedroom One with En-suite & Dressing Room

A spacious principal suite with fitted carpet, two radiators, recess spotlights, double glazed window and french doors leading out to the decked balcony area. Doors then lead into the

En-suite shower room comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin, tiled floor and surround, chrome heated towel rail and recess spotlights, the ensuite benefits from under floor heating. The dressing room benefits from fitted units comprising hanging rails and shelving with dressing table, recess spotlights and fitted carpet.



### Bedroom Two

A spacious second bedroom with fitted carpet, large built in wardrobe with oak sliding doors, hanging rail and flint, recess spotlights, radiator and double glazed window to the rear.

### Bedroom Three

A third double bedroom comprising fitted carpet, ceiling spotlights, radiator, two double glazed windows to the rear aspect and large built in wardrobe with oak sliding doors.

### Bedroom Four

A fourth double with fitted carpet, radiator, recess spotlights, double glazed window to the front aspect and large wardrobe with oak sliding doors.

### Family Bathroom

A full suite comprising a large tiled bath with fully tiled surround, walk in shower with mains fitment shower head over, wash hand basin, low flush w/c, chrome heated towel rail, double glazed window, spotlights and under floor heating.

### Outside

The two sets of bi-folding doors and french doors open out onto a fantastic south facing rear garden comprising a large decked patio area perfect for entertaining with a covered seating area. The remainder of the garden is mostly laid to lawn with an additional decked area to the far left corner, there are two side accesses and the rear garden is enclosed by fencing. To the front there is a good sized brick paved driveway part enclosed by a concrete wall with side access gates, access to the fantastic side storage space and access to the

### Double Garage

A large double garage with two electric doors to the front, light, power & additional door leading from the side store.

### Directions

Proceed east out of Hereford on Ledbury Road, at the Cock of Tupsley turn right onto Hampton Dene Road and then take the left hand turning signposted for Holywell Gutter Lane and the property is situated on the right hand side.

### 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.

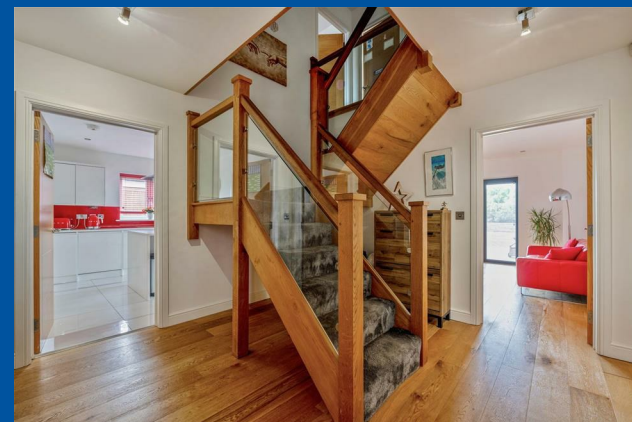
### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

## HOLYWELL GUTTER LANE



## Hill View

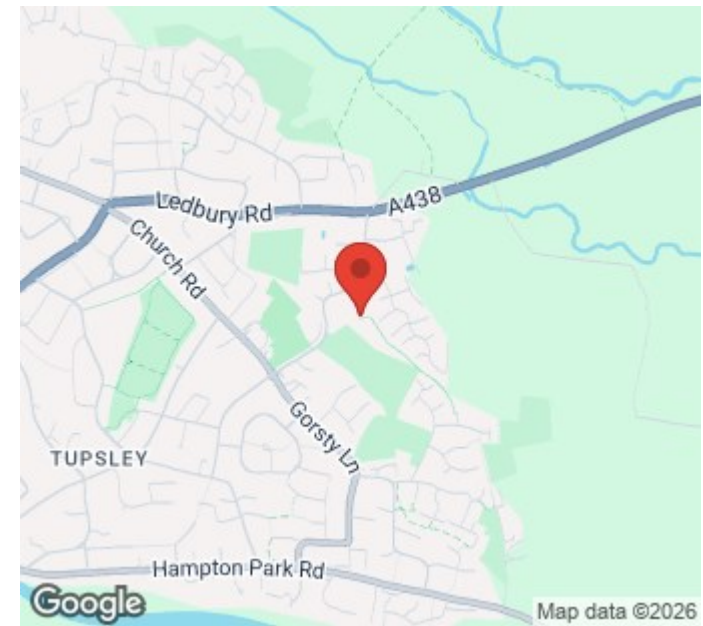
Approximate Gross Internal Area = 196.5 sq m / 2116 sq ft

Approximate Garage Internal Area = 35.9 sq m / 387 sq ft

Approximate Total Internal Area = 232.4 sq m / 2503 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 84        |
| (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 Herefordshire Council Council Tax Band: G**

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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