



HILTON BEWDLEY BANK

HEREFORD HR4 7SQ

£599,950
FREEHOLD

Occupying an enviable position on the fringes of the Cathedral City of Hereford, Hilton is an immaculately presented four-bedroom detached bungalow set within beautifully maintained grounds and approached via a gated entrance with sweeping driveway. Offering spacious and well-appointed accommodation throughout, the property benefits from a superb principal bedroom with en-suite facilities, attractive reception space, a substantial double garage, and a highly versatile outbuilding. Surrounded by impeccably lawned gardens and enjoying a peaceful setting whilst remaining conveniently close to the city's amenities, Hilton presents an exceptional opportunity for those seeking both countryside tranquillity and modern comfort.



HILTON BEWDLEY BANK

- A short distance from the outskirts of Hereford City
- Detached four bedroom bungalow
- Fantastic landscaped gardens, ample parking & double garage
- Spacious & flexible accommodation throughout
- Ideal home for growing families/multi-generational living
- Must be viewed



Ground Floor

With upvc entrance door leading into the

Entrance Porch

With fitted carpet, wall light, power points, double glazed windows and door to the rear, space for coats and shoe storage and door into the

Living Area

With wood effect flooring, two ceiling light points, double glazed window, two upright radiators, a large opening into the kitchen/dining room and doors into the utility and inner hallway

Kitchen/Dining/Family Room

A modern fitted kitchen comprising a range of wall and base units, fitted island with Belfast sink, integrated dishwasher and breakfast bar, a range-master cooker with electric hob and oven with cooker hood over, space for an American style fridge/freezer, ample space for both dining and living with feature wood burning stove, upright radiator and large double glazed sliding doors out to the raised patio area

Utility Room

Comprising fitted base units, space and plumbing for washing machine and tumble dryer, stainless steel sink and drainer unit, two double glazed windows, central ceiling light and tiled floor

Inner Hallway

With fitted carpet, three ceiling light points, smoke alarm, radiator, double glazed window, a large storage cupboard with radiator and fitted shelving with doors leading into

Main Bedroom with En-suite

A spacious main bedroom with fitted carpet, central ceiling

light, radiator, ample space for wardrobes, double glazed french doors and door leading into the En-suite bathroom comprising a feature freestanding bath, a large walk in shower, low flush w/c, vanity wash hand basin, cast iron radiator and double glazed window.

Bedroom Two

A spacious double bedroom with large walk in wardrobe with fitted carpet, ceiling light point, radiator, double glazed window and feature fireplace.

Bedroom Three

Another double bedroom with fitted carpet, ceiling light point, radiator, double glazed window.

Bedroom Four

With fitted carpet, radiator, central ceiling light, double glazed window.

Shower Room

Comprising a large walk in shower with tiled surround and mains fitment shower head over, low flush w/c, wash hand basin with storage under, two double glazed windows and radiator.

Outside

The property is approached via an impressive gated entrance leading onto a sweeping tarmac driveway, which in turn provides access to the extensive parking area and substantial double garage.

The beautifully maintained front gardens are divided into two distinct sections. The first is predominantly laid to lawn and complemented by mature trees, a substantial pergola providing the perfect sheltered seating area, well-stocked flower beds, and an attractive variety of established shrubs

and plants, creating a wonderfully welcoming approach. The second section, which is also mainly laid to lawn with a fantastic wooden tree house and enclosed by post-and-wire fencing, with mature planting providing both privacy and character. From here, delightful far-reaching views across the surrounding countryside can be enjoyed.

Positioned just outside the sitting room is an elevated patio terrace, perfectly designed for alfresco dining, entertaining, or simply unwinding whilst taking in the picturesque setting. Enhancing the ambience are two characterful street-style lamps, together with the convenience of external power and a water supply. To the side, a timber log store and an additional gravelled seating area offer yet another peaceful spot from which to enjoy the attractive gardens and countryside views.

The side gardens are thoughtfully divided by an attractive character wall. One section features a pathway leading to the rear and is richly planted with an abundance of mature flowers, shrubs, and greenery. The adjoining section continues the established planting theme and discreetly houses the screened oil tank. To the rear of the property, a further gravelled seating area provides an ideal place to relax, while a pathway running parallel to the home gives access to the external Worcester oil-fired boiler and courtesy lighting.

Outbuilding

Situated within the grounds is a substantial and versatile outbuilding, thoughtfully arranged to provide flexible ancillary accommodation. Currently incorporating a reception/lounge area with wood-burning stove, kitchenette facilities, and a shower room, the space lends itself perfectly to a range of uses including a home office, studio, entertaining space, or leisure room, subject to any required consents or approvals.

Directions

From Hereford City, proceed west along Whitecross Road, at the roundabout take the third exit onto Three Elms Road and proceed to the crossroads. Continue straight over at the traffic lights onto the Canon Pyon Road, proceed through Eltons March and the property is situated on the right hand side just before proceeding into Portway as indicated by the agents for sale board.

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 and electricity are connected. Oil-fired central heating. Private drainage system.

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.

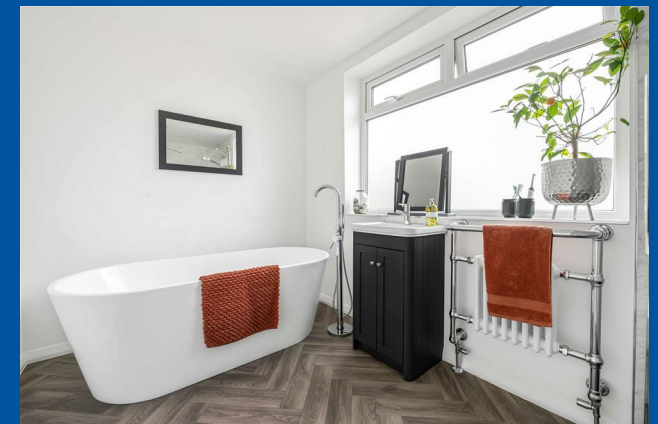
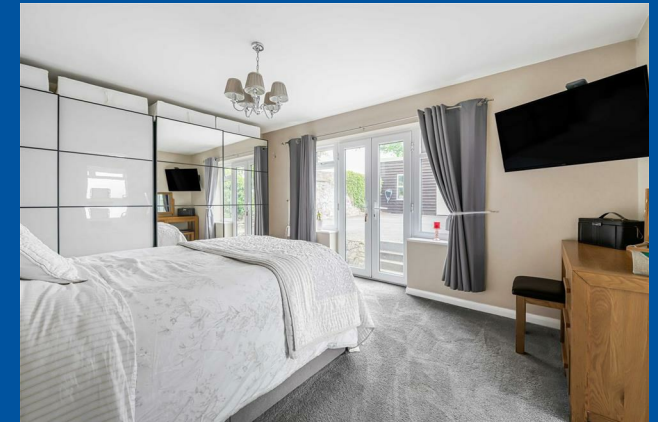
Tenure & Possession

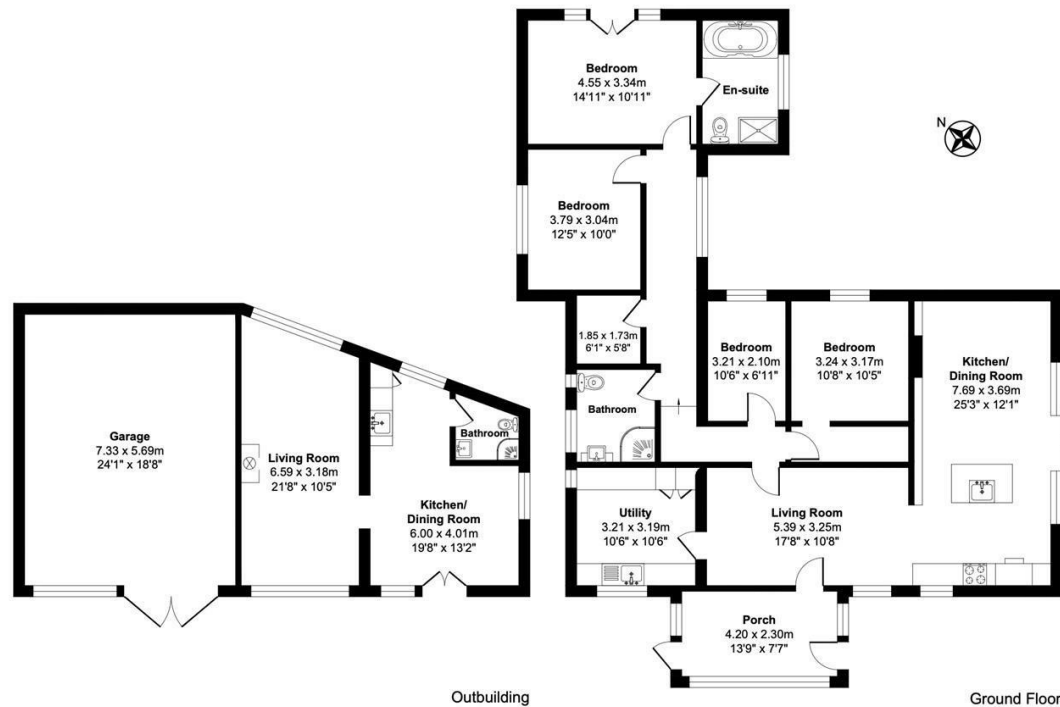
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

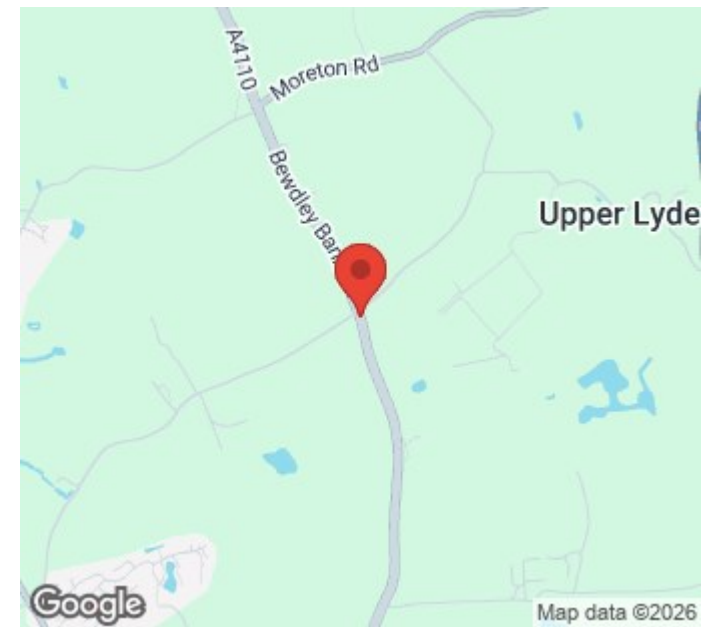
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Total Approx. Area: 237.5 m² ... 2557 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
 No responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.
 The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Hereford Council Tax Band: E

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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