2 BERRINGTON DRIVE

BODENHAM, HEREFORD HR1 3JH

£385,000

FREEHOLD

Occupying a peaceful cul-de-sac position in this popular village location, a deceptively spacious 4 bedroom detached house offering ideal family/retirement accommodation. The property, which is offered for sale with no onward chain has the added benefit of oil central heating, generously sized accommodation, good sized gardens, ample off-road parking and we recommend an internal inspection.

Flint & Cook

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• Popular village location • Spacious 4 bedroom detached house • 2 reception rooms, study, kitchen & utility • Good sized private gardens • Ideal family home • No onward chain

Glazed Panelled Entrance Door

Through to the

Entrance Porch

With storage space, electric light and a further glazed panelled door to the

Reception Hall

With parquet flooring, under stairs store cupboard and door to the

Downstairs Cloakroom

With a low flush WC, vanity wash hand basin with cupboard below, shelving and parquet floor.

Study

With radiator and, internal window to the study and double glazed windows to the front and rear.

Lounge

A light and airy room with parquet flooring, double glazed windows to the front and side , double radiator, stairs to the first floor, a feature wood burning stove with hearth and open plan access to the

Dining Room

With parquet flooring, double radiator, serving hatch from the kitchen and large double glazed sliding patio door to the rear garden enjoying a pleasant outlook.

Kitchen

Fitted with wall and base cupboards and work surfaces, sink with double draining board, double radiator, floor mounted oil central heating boiler, a serving hatch to the dining room, double glazed window overlooking the rear garden, space for appliances and door to the

Utility

With space and plumbing for a washing machine, double glazed window to the rear, high level store cupboard and door to the

Rear Lobby

With ample storage space , internal window to the study, large double glazed sliding patio door to the rear garden and internal door to the garage.

First Floor Landing

With fitted carpet, access hatch to the loft space, a feature window to the front , double radiator and built in airing cupboard with shelving.

Inner Landing

With high level double glazed window enjoying a fine outlook to the rear, a range of shelving and built in cupboard.

Bedroom 1

A light and airy room with fitted carpet, double radiator, double glazed window to the front aspect, further large double glazed window to the side enjoying a fine outlook across the side garden and the countryside beyond, built in storage and further useful eaves storage space.

Bedroom 2

With fitted carpet, double radiator, double glazed window to the side, eaves storage space and a built in wardrobe.

Bedroom 3

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

Bedroom 4

With radiator and double glazed window to the front aspect.

Shower Room

With suite comprising a large walk in shower with a seat and glazed screen, pedestal wash hand basin, low flush WC, mirror fronted medicine cabinet, double glazed window and heated towel rail/radiator.

Outside

To the front of the property, there is a large driveway with turning area providing ample off-road parking facilities which also gives access to the

Garage & Workshop

With up and over door, power and light points, ample storage space, and access to the rear workshop also with power and light, a window to the rear and access to the rear lobby.

The good size front garden is mainly laid to lawn, interspersed with flowers and shrubs and well enclosed by hedging and fencing to maintain privacy.

At the immediate rear is a covered area which leads on to the remainder of the garden which is laid to lawn with raised vegetable beds and enclosed by fencing and hedging. There is a useful timber garden shed, greenhouse, oil storage tank, timber store, patio area with water feature providing a sunny entertaining space and a further lawned garden to the side enjoying fine outlook across the surrounding countryside.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage are connected. Oil-fired central heating. There is understood to be a potential gas connection located outside the property, however any interested purchaser should make their own enquiries and satisfy themselves as to its availability.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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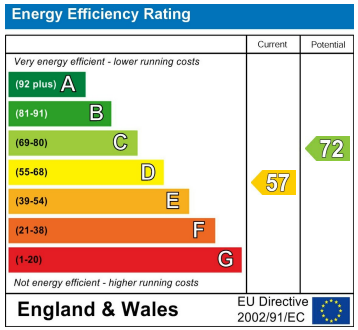
Total area: approx. 157.4 sq. metres (1694.2 sq. feet)

2 Berrington Drive, Bodenham, Hereford



EPC Rating: D 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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