



**CROPTHORNE, 117 THREE ELMS ROAD**  
**HEREFORD HR4 0RN**

**£550,000**  
**FREEHOLD**

Pleasantly situated in this highly sought after location, a spacious 4 bedroom detached house offering ideal family accommodation. The property which has been well maintained throughout has the added benefit of gas central heating, generously sized living accommodation, good sized private gardens, a double garage and ample parking and to fully appreciate this property we strongly recommend an internal inspection.



# CROPTHORNE, 117 THREE ELMS

- Highly sought after location
- Ideal family home
- Generously sized living accommodation
- Good sized private gardens
- Impressive 4 bedroom detached house
- Must be viewed



## Full Description

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## Canopy Porch

With entrance door through to the

## Spacious Reception Hall

With laminate flooring, open tread staircase to the first floor, double glazed windows offering plenty of natural light, central heating thermostat, coved ceiling, radiator, under stair storage cupboard and door to the

## Downstairs Cloakroom/Shower Room

With updated suite comprising corner shower cubicle with glazed sliding doors, vanity wash hand basin with storage below, WC, laminate flooring, ladder style towel rail/radiator, double glazed window with blinds and extractor fan.

## Impressive Lounge

A light and airy room with fitted carpet, 2 radiators, large double glazed window to the front aspect with vertical blinds, wall lights, feature fireplace with hearth, display mantle and built in gas living flame effect fire, large bay window with seat overlooking the rear garden and archway through to the

## Dining Room

With fitted carpet, radiator, access door from the reception hall and large double glazed sliding door to the

## Conservatory

Of brick and uPVC construction with tiled floor, power points, opening window vents, fitted blinds and double French doors to the rear patio and garden.

## Kitchen/Breakfast Room

With 1 1/2 bowl sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with tiled splashbacks, space for a breakfast table, radiator, double glazed window with blind overlooking the rear garden, built in oven and 4 ring hob with cooker hood over, eye level glass display cabinets, built in refrigerator and slimline dishwasher, pantry style cupboard with pull out shelving, coved ceiling and door to the

## Utility Room

With single drainer sink unit with mixer tap over, a range of wall and base units, integrated freezer, ample store cupboards, work surfaces, double glazed windows, door to the garden, vinyl flooring and internal door the double garage.

## Spacious First Floor Landing

With fitted carpet, large double glazed windows to the front aspect with vertical blinds, access hatch to the loft space, built in airing cupboard and door to

## Bedroom 1

An impressive room with fitted carpet, radiator, an extensive range of fitted bedroom furniture including wardrobes, overhead cupboards, bedside cabinets. dressing table. corner seat with storage below and a double glazed bay window with fitted blinds enjoying a pleasant outlook across the rear garden.

### Bedroom 2

With fitted carpet, radiator, coved ceiling, double glazed window to the front aspect with vertical blinds.

### Bedroom 3

With fitted carpet, radiator, space for wardrobes, double glazed window to the rear with vertical blinds.

### Bedroom 4

With fitted carpet, radiator, coved ceiling, built in double wardrobe with overhead cupboard, corner wash hand basin with storage below and double glazed windows to the front and side aspects with vertical blinds.

### Bathroom

With suite comprising jacuzzi style bath with shower unit over and glazed screen, vanity wash hand basin with storage below, mirror, shelving and lighting above, low flush WC, tiled floor, radiator, coved ceiling, partially tiled wall surround, double glazed window with Venetian blind.

### Outside

To the front of the property there is an extensive driveway providing off road parking which then leads up to the Double Garagewith up and over door, power and light points, ample storage, glazed side windows, wall mounted central heating boiler and personal door through to the utility room.The property stands in extensive lawned gardens which are to the front, side and rear of the property and bordered by flowers and shrubs and all well enclosed by walling, hedging and fencing to maintain privacy. There is a good sized paved patio area and with the rear garden facing south-west it offers an ideal sun trap. There is also a useful outside tap and timber garden shed.

### Services

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

### Outgoings

Council tax band F - £3,508.36 payable for 2025/2026Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city along Whitecross Road taking the 3rd exit at the monument roundabout onto Three Elms Road, after approximately 1/2 a mile Crophorne is the first house on your left after passing the turning to Bonington Drive.

### Agents note

"In line with the Estate Agency act 1979 we are obliged to inform you that the owners of this property are related to an employee of Flint & Cook "

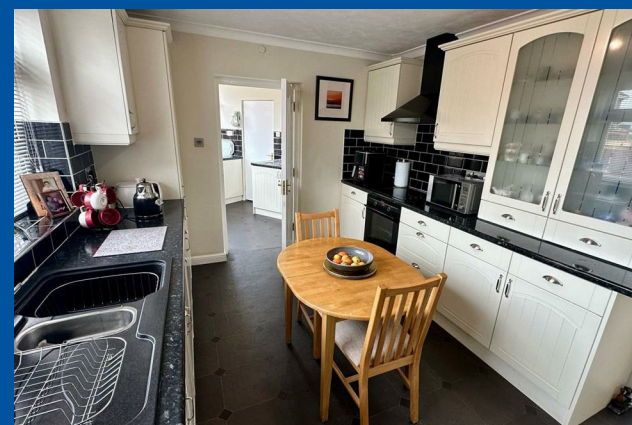
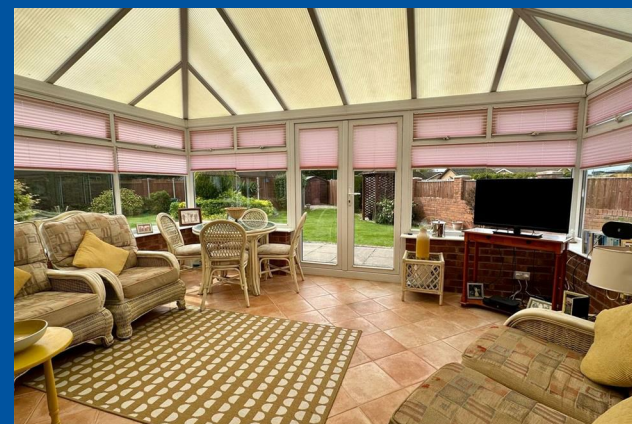
### Viewing

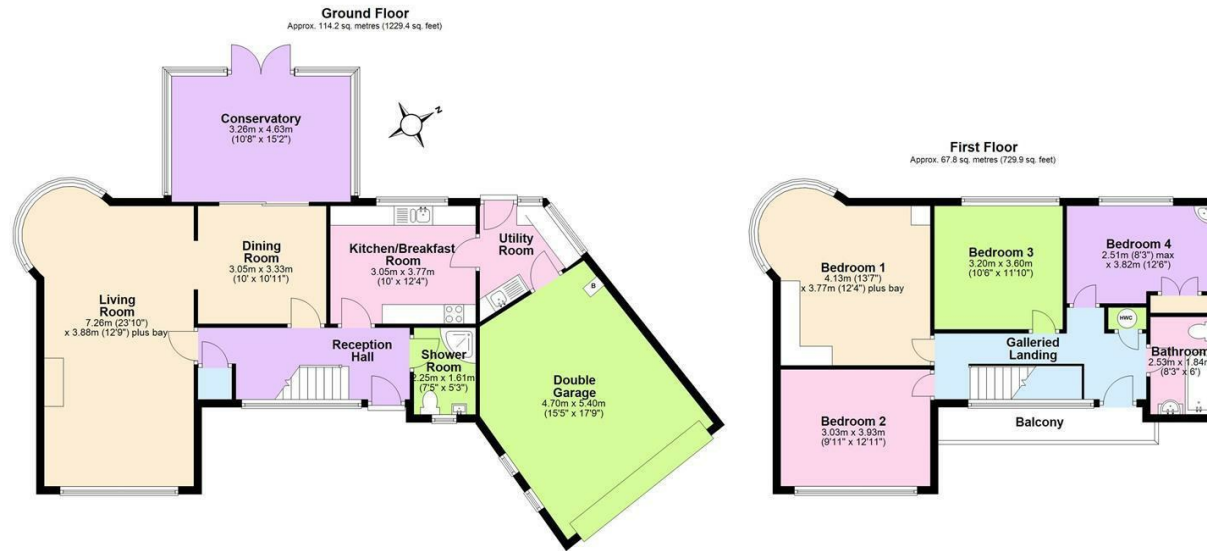
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.Opening HoursMonday - Friday 9.00 am - 5.30 pmSaturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

## CROPTHORNE, 117 THREE ELMS





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**EPC Rating: D    HEREFORD Council Tax Band: F**

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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