



44 Three Elms Road, Hereford, HR4 0RH



Sunderlands
Residential Rural Commercial



**44 Three Elms Road
Hereford
HR4 0RH**

Summary of Features

- Detached property
- Four bedrooms
- Three reception rooms
- Spacious and flexible accommodation
- Sought after residential location
- No onward chain

**Offers In The Region Of
£450,000**

Situated on the desirable Three Elms Road, Hereford, this charming house presents an excellent opportunity for those seeking a spacious family home. Boasting four well-proportioned bedrooms and three reception rooms, the property offers ample space for both relaxation and entertaining. The generous plot size enhances the appeal, providing a lovely outdoor area for children to play or for hosting summer gatherings. The accommodation is notably flexible, allowing for various configurations to suit your lifestyle needs. While the property is in need of updating and modernising, this presents a unique chance for buyers to put their personal stamp on the home, creating a living space that reflects their individual taste and style. Conveniently located within reach of local amenities, residents will enjoy easy access to shops, schools, and recreational facilities, making it an ideal choice for families.

Location

Three Elms is a well-established, leafy suburb of the city, offering the perfect blend of tranquillity and convenience. Residents benefit from excellent local amenities, with everyday essentials just 100 metres away, including a traditional butcher, a general store, and a welcoming public house. A regular bus service provides swift connections to the vibrant city centre, while reputable local schools are within easy reach, making the area ideal for families.

Accommodation

The accommodation comprises: Entrance hall, two reception rooms, kitchen/diner, living room, downstairs shower room, four bedrooms, en-suite and bathroom.

Entrance Hall

The entrance opens into a central hallway that provides direct access to all main ground floor rooms, creating a smooth and practical flow throughout the home. A staircase leads to the first floor, with a convenient storage cupboard conveniently positioned beneath.

Reception Room

A generously sized and highly adaptable reception room, ideal for a wide range of purposes to suit your lifestyle. The room includes a handy built-in cupboard perfect for storing children's toys, games, or everyday essentials, helping to keep the space tidy and organized. Currently used as a home office, this versatile area could easily transform into a playroom, study, lounge, or creative space.

Reception Room

A flexible reception room bathed in natural light from a charming bay front window, creating a warm and inviting atmosphere. Perfectly suited as a cozy snug, elegant dining room, or a productive home office, this space adapts effortlessly to your needs.

Kitchen/Diner

The kitchen boasts coordinated wall and base units, creating a seamless and stylish aesthetic. It's equipped with a built-in double oven, gas hob, and a sink with drainer conveniently situated beneath a side-facing window, allowing plenty of natural light. Additionally, there's ample space to comfortably accommodate a dining table and chairs, making it a perfect spot for casual meals and family gatherings. A side access door leads to a pathway which can take you to the front or rear of the property.

Living Room

The living room, accessed directly from the kitchen, presents a versatile space enhanced by French patio doors that open onto the garden, facilitating a seamless connection between indoor and outdoor environments. A distinctive fireplace with a brick surround adds character and warmth, making the room well-suited for family living. Additionally, there is the potential to remove the dividing wall between the kitchen and living room, thereby creating an expansive open-plan kitchen, dining, and family area, ideal for contemporary lifestyles and entertaining.

Downstairs Shower Room

Fitted with a walk in shower cubicle, low level WC and wash hand basin.

First Floor

Bedroom One & En-suite

Bedroom one is a generously sized double room featuring a rear-facing window with views over the garden. It includes built-in wardrobes and ample space for additional free-standing furniture. The room also benefits from an en-suite, complete with a low-level WC, wash hand basin, bath tub and a side-facing obscure window

Bedroom Two

A generously sized double bedroom, thoughtfully



designed with a built-in wardrobe for ample storage. The front-facing window allows natural light to flood the room, creating a bright and inviting atmosphere.

Bedroom Three

This generously sized third double bedroom offers the practicality of a built-in wardrobe and is illuminated by a front-facing window that bathes the space in natural light, creating a warm and airy environment

Bedroom Four

A well-sized single room with a side-facing window that provides ample natural light, making it an ideal home office, study, or quiet retreat. Alternatively, the space could easily function as a comfortable single bedroom, offering flexibility to suit your needs.

Bathroom

Fitted with a thoughtfully arranged three-piece suite, featuring a corner bathtub for relaxing baths, a low-level toilet, and a wash hand basin, all designed to maximize space and functionality.

Outside

To the front, a generous driveway provides ample parking for multiple vehicles, with convenient side access to the rear garden. The large, private garden offers excellent potential to create a bespoke outdoor living space, featuring a patio area perfect for entertaining and two storage sheds for added convenience. Mature shrubs, established hedging, and a line of trees to the rear combine to create a peaceful and secluded ambiance, offering natural privacy and a tranquil setting. This garden presents a wonderful canvas to tailor the outdoor environment to your family's lifestyle and enjoyment.

Services

Mains services are connected to the property.

Herefordshire council tax band - E

Tenure - Freehold





Directions

Leave Hereford along the Whitecross Road (A438) until reaching Whitecross roundabout. Take the third exit on to Three Elms Road and within 250 metres the property can be found on the right-hand side as denoted by the For Sale sign.



Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	

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.