

3 BELLE BANK AVENUE

£540,000



“A stylish, recently-remodelled family home”

Hereford, Herefordshire

3 Belle Bank Avenue is a stylish property with a modern feel, conveniently situated in a prime location on the north side of Hereford City. Recently remodelled and improved, this superb family home now includes an extended driveway, updated kitchen, bathroom and flooring - ready for new owners to move straight in.

- Prime location
- 3/4 bedrooms
- Separate study
- Conservatory
- Kitchen diner
- Ample off-road parking
- Garage
- Walking distance to city centre



Upon entering the reception hall, the quality of the renovations is immediately apparent: clean, slick lines along the full-length, light and airy hallway, featuring Karndean flooring that flows through to the kitchen.

A useful boot room sits to one side, complete with fitted cupboards and seating - the perfect spot for storing coats, shoes and other household items.

The sitting room, at the front of the house, is spacious and offers a cosy atmosphere with a wood-burning stove beneath an elegant timber mantel. This space flows seamlessly into an extensive new kitchen and dining area. Designed for a true chef, the kitchen features ample units, generous work surfaces, a superb walk-in pantry, a stunning new range cooker with a colourful splashback and new wall-mounted radiators. Leading from the dining room is a charming conservatory, perfect for relaxing and enjoying views of the garden.

The ground floor also includes a well-proportioned study, great for home workers. There is a useful utility room as well as a fully-refurbished family bathroom featuring underfloor heating, a walk-in shower, vanity sink, and a separate bathtub. A double bedroom at the front of the property completes the downstairs.

The first floor is comprised of a central shower room with a shower cubical, WC and wash hand basin - this services two large double bedrooms, both equipped with fitted wardrobes.

Outside: To the front there is plenty off-road parking, leading to a garage and a front lawn with privacy hedging; there is also a useful side access gate leading to the rear garden. The garden wraps around the property, offering a choice of landscaped seating areas, including an attractive, decorative gravel seating area, rear lawn, decking with an attendant summer house and two further storage sheds.

The sale also includes a hot tub.





Area: Belle Bank Avenue is situated in Holmer, a popular residential area to the north of the city, convenient to local stores, leisure facilities, service station, DIY store and Hereford Racecourse. It's just a walk or a very short drive into Hereford city centre to benefit from a full range of services and amenities.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Gas
Services:	Mains electricity, water, gas and drainage.
Services charges:	Nil
Flood Risk:	Very low risk***
Covenants:	None known
Broadband:	Yes** (Ultrafast available)
Mobile:	Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

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