



10 HOLBROOK CLOSE HEREFORD HR1 1TR

£695,000
FREEHOLD

Peacefully situated in one of Hereford's most highly sought after residential locations, a superb 4 bedroom detached house offering ideal family/retirement accommodation. The property which has been stylishly finished throughout benefits from luxury kitchen and bathrooms, ample off road parking and landscaped gardens, generously sized living accommodation and to fully appreciate this property we highly recommend an internal inspection.



10 HOLBROOK CLOSE

- Stylishly finished throughout
- Highly sought after residential location
- Internal inspection highly recommended
- Beautifully landscaped gardens
- Principal bedroom with ensuite & dressing room
- Superb 4 bedroom detached house



Full Description

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Canopy Porch

With composite entrance door through to the

Impressive Reception Hall

With wood block flooring, feature lighting, bespoke staircase with glazed side panels leading up to the first floor, under stairs storage space, under floor heating thermostat open plan access to the kitchen/dining room and door to the

Superb Kitchen/Dining Room

Dining Area With wood block flooring, large double glazed sliding patio door to the rear and door to the lounge. Kitchen Stylishly finished throughout with contrasting cupboards and work surfaces, 1 1/2 bowl sink unit with mixer tap over, wood block flooring, double glazed window overlooking the rear garden, central work station/breakfast bar with a range of touch control lighting over and 4 ring induction hob with built in extractor, built in dishwasher, waste disposal bins, large built in fridge and separate freezer, 2 built in ovens with warming tray below and a speaker system.

Utility Room

With 1 1/2 bowl sink unit with pot wash style mixer tap over, a range of wall and base cupboards, space and plumbing for

automatic washing machine and tumble drier, double glazed window overlooking the rear garden, recessed spotlighting, wood block flooring and internal door to the garage.

Large Lounge

With wood block flooring, feature ceiling with a range of recessed lighting with touch controls, double glazed window to the front aspect with shutter style blinds, "hole in the wall" style gas fire, underfloor heating thermostat and large double glazed sliding patio door to the rear.

Cloakroom

With low flush WC, vanity wash hand basin with storage below, wood block flooring, recessed spotlighting, partially tiled wall surround.

Study

With wood block flooring, underfloor heating thermostat, double glazed window to the front aspect with shutter style blinds, recessed spotlighting and large walk in corner store cupboard.

First Floor Landing

With fitted carpet, radiator, recessed spotlighting, access hatch to the roof space, large Velux roof light, large window to the front aspect with remote control blind and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the rear, a range of lighting and door to the Walk in Wardrobewith a range of hanging rails, shelving and drawer units, recessed spotlighting and door through to the Ensuite Shower Room Stylishly finished with large double walk in shower with glazed screen and rainwater style shower head over, "his and hers" wash hand basins with store cupboards

below and mirror over, further store cupboards, display shelf, double glazed window with shutter style blinds, speaker, extractor fan, radiator.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear with blind and fitted double wardrobe with sliding doors.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear with blind and fitted double wardrobe with mirrored sliding doors.

Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect with shutter style blinds.

Luxury Bathroom

With suite comprising large bath with hand held shower attachment over, vanity wash hand basin with storage below and wall mirror over, low flush WC, recessed spotlighting, speaker, extractor fan, double glazed window with shutter style blinds and large double shower with sliding door and twin shower head over.

Outside

To the front of the property there is a large driveway laid to scalplings providing ample off road parking and bordered by flowers and shrubs enclosed by walling and fencing and with access to the Garagewith remote control roller door, power and light points, loft storage space, door to the side and internal door to the utility roomTo the immediate rear of the property there is an extensive paved patio area providing the perfect entertaining space and with the rear garden virtually south facing it offers an ideal sun trap. The remainder of the

garden is mainly laid to lawn and well enclosed by fencing to maintain privacy. There is a useful side gate, outside lighting, water tap, some recently planted trees and a further area laid to scalplings with a pathway to the side leading down to the detached Summer House/Garden RoomOf timber construction with partially glazed panelled double doors with windows to the side, power and light points and offering potential work from home office space or personal gym.

Services

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

Money Laundering Regulations

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

Outgoings

Council tax band E - £2,968.62 payable for 2025/2026Water and drainage rates are payable.

Directions

Proceed east out of Hereford city along Bath Street continuing in to St Owen Street then turning right into Eign Road continue on into Hampton Park Road turning left into Holbrook Close.

Viewings

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

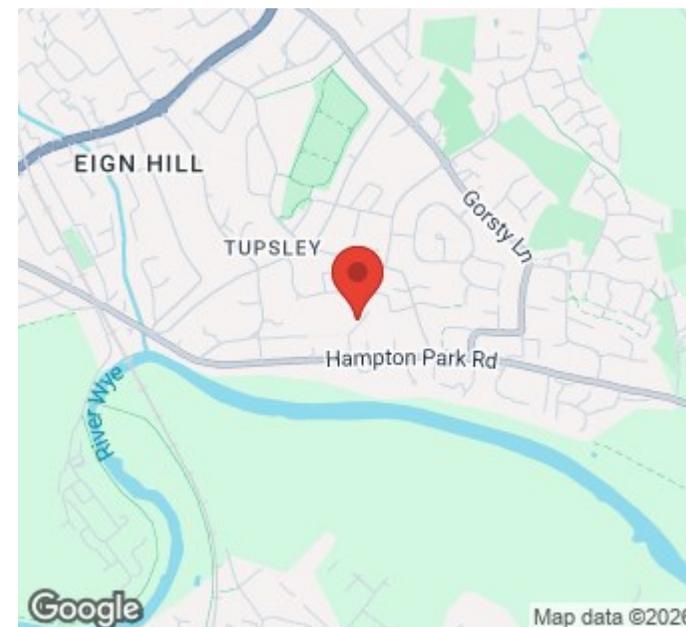
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Main area: Approx. 169.3 sq. metres (1821.8 sq. feet)
Plus garages, approx. 13.4 sq. metres (144.0 sq. feet)

EPC Rating: A Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	97
(81-91) B		
(69-80) C		
(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	

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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