



## 50 MANTELLA DRIVE HEREFORD HR1 1FB

£415,000  
FREEHOLD

Situated on this popular residential development, a modern four bedroom detached home offering ideal accommodation for families and being offered for sale with no onward chain. The property has four bedrooms with one en-suite and bathroom to the first floor, with a spacious lounge, kitchen/dining and family room to the ground floor with utility and downstairs W/C, the property also benefits from a single garage, driveway & enclosed garden. A viewing is highly recommended.



# 50 MANTELLA DRIVE

- Modern detached house
- Four bedrooms, one en-suite
- Driveway, single garage & enclosed garden
- Popular residential development
- Ideal family home
- Sold with no onward chain!



## Ground Floor

With canopy porch and entrance door into the

### Entrance Hall

With matwell, ceiling light point, radiator, wood effect flooring, carpeted stairs leading up and door into the

### Living Room

A spacious lounge with wood effect flooring, two radiator, ceiling light point, double glazed bay window to the front aspect, useful under stair storage cupboard and door into the

### Kitchen/Dining/Family Room

A modern fitted kitchen comprising white high gloss matching wall and base units with ample work surface space over, stainless steel 1 1/2 bowl sink and drainer unit, four ring gas hob with extractor over, and electric oven, space for a freestanding fridge/freezer, ample space for both dining and living with two ceiling light points, two radiators, double glazed window and double glazed french doors and door leading into the

### Utility Room

Comprising fitted base cupboards with work surface space over and under counter space and plumbing for a washing machine, wall mounted gas central heating boiler, radiator, door to the rear garden and door into the

### Downstairs W/C

With low flush w/c, pedestal wash hand basin, radiator and double glazed window.

## First Floor Landing

With fitted carpet, ceiling light point, radiator, loft hatch, double built in storage cupboard and additional airing cupboard housing the hot water system, doors then lead to

### Bedroom One with En-suite

A spacious principal room with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect, fitted wardrobes with mirrored sliding doors and door into the

En-suite shower room

With double width walk in shower, tiled surround and mains fitment shower head, wash hand basin with storage below and tiled splash back, low flush w/c, chrome heated towel rail, ceiling light and extractor.

### Bedroom Two

With fitted carpet, ceiling light point, radiator, ample space for wardrobes and double glazed window to the rear aspect.

### Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and fitted wardrobes with sliding doors.

### Bedroom Four

With fitted carpet, ceiling light point, radiator, ample space for wardrobes and double glazed window to the rear aspect.

### **Bathroom**

Three piece white suite comprising panelled bath with part tiled surround, pedestal wash hand basin with tiled splash back, low flush w/c, radiator and double glazed window.

### **Outside**

To the rear there is a paved patio with pathway leading to the side access gate. There is a good sized area of lawn with raised decking perfect for entertaining bordered with an array of plants and shrubbery enclosed by fencing.

To the front there is a double width tarmac driveway with paved pathway to the front door, there is access to the side gate with a small area of lawn with flowers and shrubbery. There is access to the single garage with up and over door, light and power.

### **Directions**

### **Money Laundering**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

### **Outgoings**

Water and drainage rates are payable.

### **Property Services**

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

### **Residential lettings & property management**

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

### **Tenure & Possession**

Freehold - vacant possession on completion.

### **Viewing Arrangements**

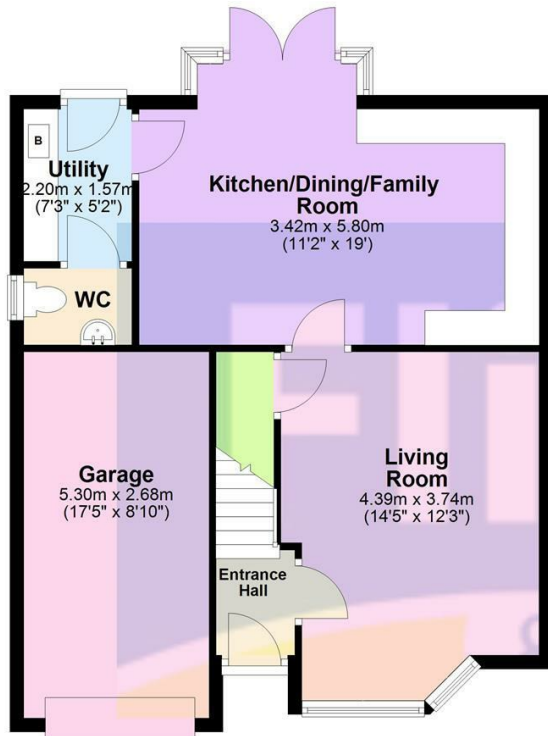
Strictly by appointment through the Agent (01432) 355455.

## **50 MANTELLA DRIVE**



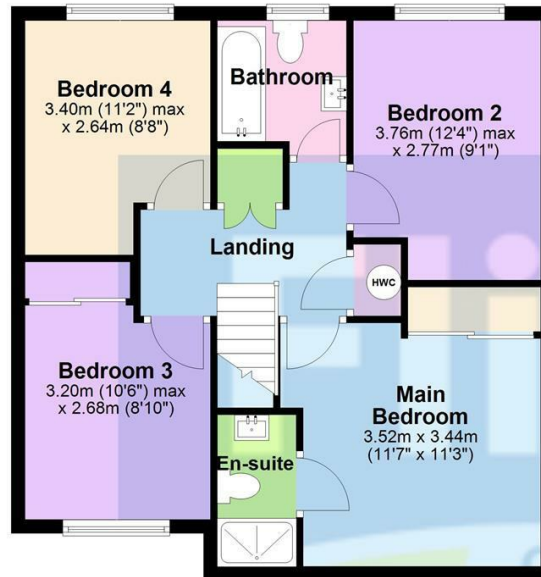
### Ground Floor

Approx. 64.3 sq. metres (692.6 sq. feet)



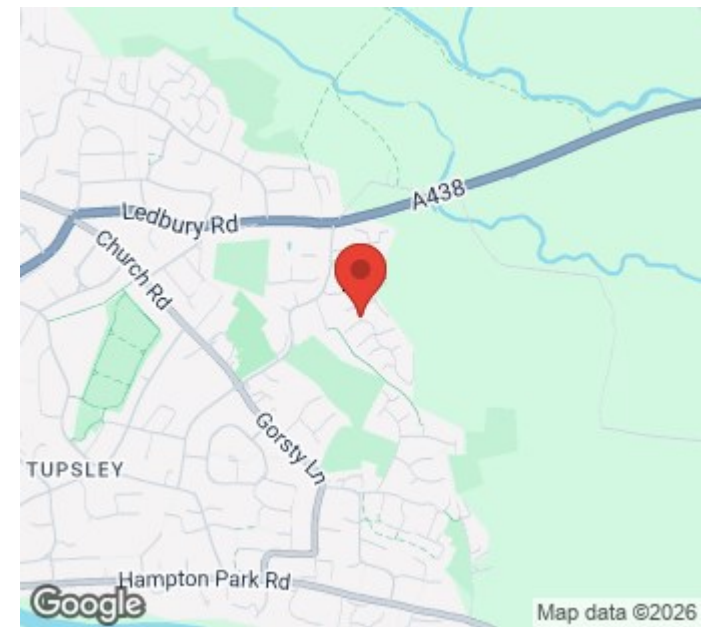
### First Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



Total area: approx. 121.6 sq. metres (1309.1 sq. feet)

**EPC Rating: B Hereford Council Tax Band: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		83	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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