

for sale

£475,000



## Mount Way St. Weonards Hereford HR2 8NN

Nestled in a quiet and desirable cul-de-sac, this well-presented three-bedroom detached bungalow enjoys an idyllic setting amid the rolling Herefordshire countryside. Surrounded by picturesque farmland and scenic walking routes, it offers an ideal blend of tranquillity and convenience.



# Mount Way St. Weonards Hereford HR2 8NN

## Approach

Driveway leading to garage, porch to front elevation, lawn area, trees and shrubbery with hedges surrounding. Side access to patio area to enjoy beautiful views over Hereford and beyond,

## Entrance Hall

Double glazed door to front elevation, double glazed window to side elevation, central heating radiator, two ceiling light points, and carpeted flooring.

## Lounge

Double glazed patio doors leading to the conservatory, three central heating radiators, bath stone fireplace with log burner and three ceiling light point.

## Kitchen / Diner

Fitted kitchen with wall and base units, roll top work surfaces, two double glazed windows to front elevation, one and a half bowl sink and drainer, tiling to walls and floor, electric oven and hob with cooker hood over, space and plumbing for washing machine, dishwasher and fridge freezer, two central heating radiator, three central heating radiator and double-glazed door leading to the garden.

## Storage Room

Large pantry space with ceiling light point.

## Conservatory

UPVC and brick construction, LVT flooring and spotlights.

## Inner Hall

Loft access, cupboard, airing cupboard housing the recently renewed gas central heating boiler and ceiling light point.





### Bedroom One

Double glazed window with stunning views to side elevation, fitted wardrobes, central heating radiator, carpet flooring and ceiling light point.

### En Suite

Double glazed window with stunning views to side elevation, shower cubical, wash hand basin and vanity, extractor fan, ceiling light point and heated towel radiator.

### Bedroom Two

Double glazed window to front elevation, built in wardrobes, ceiling light point, central heating radiator and carpet flooring.

### Bedroom Three

Double glazed window with stunning views to rear elevation, built in wardrobes, ceiling light point, central heating radiator and carpet flooring.

### Bathroom

Double glazed window to rear elevation with stunning views, heated towel radiator, bath with mixer taps and shower overhead, wash hand basin with vanity, extractor fan, shaver point, WC, full tiling, and ceiling light point.





Total floor area 134.8 m<sup>2</sup> (1,451 sq.ft.) approx

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Property Ref: HER313351 - 0007

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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