

for sale

offers in excess of **£375,000**



## The Spires Moreton-On-Lugg Hereford HR4 8FJ

A beautifully presented four-bedroom detached home set in a quiet cul-de-sac in Moreton-on-Lugg, near Hereford. The property offers a lounge, kitchen/diner, cloakroom, utility room, four bedrooms with an en-suite, a family bathroom, a private garden, and a driveway with garage.



# The Spires Moreton-On-Lugg Hereford HR4 8FJ

## Approach

A hedge bordered garden laid to lawn with paved path leading to the front door and driveway. Side gate giving access to rear garden.

## Entrance Hall

Double glazed door leads to the entrance hall with gas central heating radiator, understairs storage cupboard, smoke alarm, door to the cloakroom and stairs to the first floor,

## Cloakroom

With double glazed window to front, low flush wc, wash hand basin, gas central radiator.

## Lounge

15' 7" x 12' 5" ( 4.75m x 3.78m )

Double glazed window to front aspect, two ceiling light points and gas central heating radiator.

## Kitchen/Dining Room

21' 6" x 12' 8" ( 6.55m x 3.86m )

Double glazed window to rear aspect, stainless steel sink unit, integrated fridge freezer, electric oven with gas hob and cooker hood over and dishwasher. Space for dining table currently used for a large L shaped sofa, gas central heating radiator and double glazed French doors giving access to the rear garden.

## Utility

5' 4" x 4' 6" ( 1.63m x 1.37m )

Double glazed window, space for washing machine, and tumble dryer, gas central heating boiler,





## Landing

Access to loft space and storage cupboard.

## Bedroom One

13' 4" x 11' 9" ( 4.06m x 3.58m )

Double glazed window to rear aspect, gas central heating radiator, built-in wardrobes and door to the en-suite shower room.

## En-Suite

Double glazed window, shower cubicle, low flush wc, wash hand basin, heated towel rail.

## Bedroom Two

11' 9" x 10' 11" ( 3.58m x 3.33m )

Double glazed window with front aspect and gas central heating radiator.

## Bedroom Three

10' 1" x 9' 5" ( 3.07m x 2.87m )

Double glazed window to rear aspect and gas central heating radiator.

## Bedroom Four

9' 5" x 7' 5" ( 2.87m x 2.26m )

Double glazed window to front aspect and gas central heating radiator.

## Bathroom

With double glazed window to side aspect, suite comprising bath with shower over, low flush wc, wash hand basin and heated towel rail.

## Rear Garden

Enclosed garden with large Patio area and the remainder laid to lawn. Also compromises an outside tap and a side access gate giving access to the driveway.

## Garage

17' 2" x 9' 9" ( 5.23m x 2.97m )

With power, lighting, up and over door and door giving access from garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01432 267 511**  
**E [hereford@connells.co.uk](mailto:hereford@connells.co.uk)**

23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER315357 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: E

**view this property online [connells.co.uk/Property/HER315357](http://connells.co.uk/Property/HER315357)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)