



Chamonix, Wrigglebrook Lane, Hereford, HR2 8AW
Price £425,000

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Chamonix Wrigglebrook Lane Hereford

A detached dormer style bungalow located in an elevated position within the popular residential village of Kingsthorpe to the South of Hereford city. The versatile and well presented accommodation offers a master bedroom with en-suite to the first floor with three further double bedrooms on the ground floor in addition to a kitchen/breakfast room and a light and airy lounge/dining room both taking advantage of the open views at the front of the property. Other benefits of this lovely family home include a detached office/studio space, part double glazing, solar panels and an air source heat pump.

VIEWING HIGHLY RECOMMENDED - CALL 01432-266007 TO MAKE YOUR APPOINTMENT

- Detached dormer bungalow
- Four double bedrooms
- Master bedroom with en-suite
- Kitchen/Breakfast room
- Lounge/Dining Room
- Far reaching rural views
- Separate detached Office/Studio
- Gardens at front and rear
- Well presented accommodation
- No onwards chain

Material Information

Price £425,000

Tenure: Freehold

Local Authority: Herefordshire Council

Council Tax: D

EPC: E (51)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.

Chamonix Building 1

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Approximate total area⁽¹⁾
1103 ft²
102.5 m²

Reduced headroom
81 ft²
7.5 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions

Kitchen 12'11 x 9'9
Living room 21'9 x 12'11
Office/studio 15'5 x 7'8
Bedroom 1 11'5 x 10'2
Bedroom 2 13'5 x 10'4
Bedroom 3 9'10 x 9'10
Bedroom 4 9'9 x 8'1

Property Description

The property is entered via an open porch at the side with a tiled floor and the main entrance door which opens into the entrance hall with all doors leading off, a covered outdoor passageway gives access to the detached studio and to the rear garden. The kitchen/breakfast room has wooden floorboards and a large double glazed window to the front, there is a range of wooden built matching wall and base units under a wooden worktop with inset 1 1/2 bowl stainless steel sink unit, space for cooker with extractor fan over, space and plumbing for a washing machine, fitted cupboard housing the hot water tank and a serving hatch opening in to the dining area. The lounge and dining room are open plan with wooden floorboards, double glazed patio doors to the front aspect and large double glazed windows to the front and side aspects maximising the stunning views.

Bedrooms one, two and three all have wooden floorboards and windows to the rear with bedroom one also having a fitted cupboard with shelving.

A wooden staircase rises from the hallway to a landing area with a velux window, access to the eaves storage and a door into the main bedroom that features wooden floorboards, double glazed window to the rear aspect and a velux window. A further door opens into the en-suite bathroom comprising of panel bath, wall mounted wash basin, WC, feature storage shelves and a velux window.

The detached office/studio space was formerly the garage having been converted into this useful extra space with a double glazed window to the front, ceiling light, separate consumer unit, power and light.

Gardens & Outside

The property is approached via a shared driveway which also provides off road parking and leads to paths to the front and side. The front has a seating area and is mainly laid to lawn with well stocked borders housing plants, shrubs and flowers and has an open fencing boundary.

The rear of the property is accessed via a wooden gate to a hard standing area with an outside tap, access to the brick built storage shed and further gate with steps up to the main garden which is laid to lawn with mature fruit trees interspersed and a wooden shed at the far boundary.

Services

Mains electricity + solar panels, mains water with septic tank drainage.

Locality

Kingsthorpe is a small residential village that lies just off the A49 trunk road at its junction with the A466, approximately 6 miles (9.7 km) south of Hereford and 8 miles (13 km) north of Ross-on-Wye and has an approximate current population of 675. There is a 200 pupil primary school in the neighbouring village of Much Birch along with the Axe & Cleaver pub and restaurant and The Pilgrim hotel and restaurant. The village is connected by the Hereford to Ross bus service which generally passes through every 2 hours.

Mobile Phone Coverage

Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband

Download Upload Availability
Standard 5 Mbps 0.7 Mbps Good
Superfast 43 Mbps 8 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach

Anti-Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

DIRECTIONS

Leave Hereford on the A49 Ross Road, continue up The Callow Hill and on reaching the top turn left signposted Kings Thorne. On reaching the village turn left after the bus stop into The Thorn and take the next left into Wrigglebrook Lane. Follow the lane for almost 1/2mile to the parking spaces on the side of the road, Chamonix is the 2nd driveway on the left after.

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