5 DUNNOCK CLOSE

HOLMER, HEREFORD HR4 9WG

Asking Price £449,500

FREEHOLD

Situated within the first phase of this modern residential development, a spacious detached four bedroom property making an ideal family home. The property which is immaculately presented throughout benefits from four double bedrooms, one en-suite & family bathroom to the first floor with a spacious entrance hall, downstairs W/C, study, living room and fantastic kitchen/dining/family room. There is a south facing enclosed rear garden, ample driveway parking and a detached single garage. A viewing is highly recommended.

Flint & Cook

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• Modern detached house • Four bedrooms, one en-suite & family bathroom • Driveway, south facing garden and single garage • Ideal home for families • Popular residential location • Must be viewed!

Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

A spacious entrance hall with fitted carpet, two ceiling light points, carpeted stairs leading up with useful under stair storage cupboard, additional storage cupboard housing the wall mounted fuse box, utility cupboard with space and plumbing for washing machine and tumble dryer, radiator and doors into

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point and double glazed window.

Study

With fitted carpet, central ceiling light point, radiator and double glazed window to the front aspect.

Living Room

A spacious lounge with fitted carpet, central ceiling light, two radiators, double glazed french doors leading out to the rear garden and door leading into the

Kitchen/Dining/Family Room

A modern fitted kitchen with high gloss matching wall and base units with fitted island. Ample work surface space with tiled splash backs, island with cupboard space, four front electric hob and cooker hood over. 1 1/2 bowl sink and drainer unit, integrated dishwasher, integrated fridge/freezer, double oven, french doors out to the rear garden, two velux windows and recess spotlights, there is ample space for both dining and living with a double glazed window to the front aspect, two radiators, door leading out to the driveway and door back into the entrance hallway.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, radiator, useful storage cupboard with fitted wooden shelving and doors into

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, built in triple wardrobe with mirrored sliding doors and door into the

En-suite shower room comprising a large walk in shower with tiled surround and mains fitment shower head over, low flush w/c, wash hand basin with tiled splash back, chrome heated towel rail and double glazed window.

Bedroom Two

With fitted carpet, ceiling light point, two double glazed windows to the front aspect, ample space for wardrobes and radiator.

Bedroom Three

A good sized second bedroom with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bedroom Four

With fitted carpet, ceiling light point, radiator and dual aspect double glazed windows to the side and rear.

Bathroom

A full suite comprising walk in shower with tiled surround, panelled bath with handheld shower attachment and part tiled surround, wash hand basin with tiled splash back, low flush w/c, double glazed window, heated towel rail and recess spotlights.

Outside

To the a fantastic south facing garden with a large paved patio area, an area of lawn, and a further patio area all enclosed by a mix of walling and fencing. There is a useful outside tap, external power point, wide access gate and personal door into the garage. To the front there is a tarmac driveway providing off road parking with access to the the single garage and rear access gate.

Single Garage

With light, power, up and over door to front and personal door to the rear.

Directions

Proceed north out of Hereford city on the A49 Leominster Road and turning left at the Starting Gate roundabout onto Roman Road. After approximately half a mile turn right at the traffic lights onto Hedgerow Way, first left into Avocet Road and then third left into Dunnock Close.

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.

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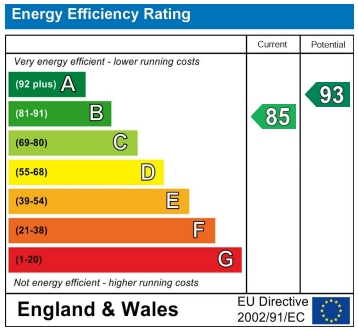

EPC Rating: B Hereford Council Tax Band: E

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk