



31 THORESBY DRIVE HEREFORD HR2 7RF

Asking Price £365,000
FREEHOLD

31 Thoresby Drive, Hereford – An incredibly well-presented and spacious four double bedroom family home, offering versatile accommodation ideal for modern family living. The property boasts three reception rooms, a generous kitchen/diner and downstairs WC, with four double bedrooms, including a principal bedroom with en-suite, and a family bathroom. Outside, there is a private rear garden, driveway parking and a single garage, completing this impressive family home.



31 THORESBY DRIVE

- Spacious four bedroom house
- Four bedrooms, three receptions
- Single garage, driveway & private garden
- Immaculately presented throughout
- Ideal family home
- Must be viewed!



Ground Floor

With canopy porch, outside light and door into the

Entrance Hall

With hard wood flooring, ceiling light point, radiator, carpeted stairs leading up with a useful under stair storage cupboard and doors into the

Snug

A versatile and flexible reception room that could be utilised as a snug/ home office/ playroom/ formal dining room or even as a ground floor bedroom with hard wood flooring, ceiling light point, coving, radiator and a double glazed window to the front aspect.

Study/Hobby Room

A room which offers an abundance of flexibility with hard wood flooring, a central ceiling light, radiator and double glazed window to the front aspect.

Living Room

A spacious living room with hard wood flooring, two ceiling light points with two additional wall lights, coving, radiator and a double glazed window and double glazed french doors leading out to a covered outside living space/porch.

Kitchen/Dining Room

A spacious kitchen/dining room with a range of fitted wall and base units with granite work surfaces over, there is a stainless steel 1 1/2 bowl sink and drainer unit, a four ring gas hob with cooker head over, eye level oven and grill, under counter space and plumbing for a washing machine and dishwasher, space for a freestanding fridge/freezer, dual aspect double glazed windows, two radiators, two ceiling light points, ample space for dining and a door to the rear garden.

Downstairs W/C

Comprising a low level w/c, pedestal wash hand basin with tiled splash back, radiator and double glazed window.

First Floor Landing

A spacious landing area with fitted carpet, a central ceiling light, radiator, double glazed window to the front aspect, airing cupboard housing the hot water system and doors into

Bedroom One with En-suite

A spacious main bedroom with an array of fitted wardrobes/storage, fitted carpet, a central ceiling light, radiator, double glazed window to the rear aspect, ample space for further furniture and door into the en-suite shower room comprising a large walk in shower with mains fitment shower head over and tiled surround, pedestal wash hand basin with tiled splash back, low level w/c, radiator, spotlights, TV aerial point and double glazed window.

Bedroom Two

A second spacious double with fitted carpet, ceiling light point, radiator, double toward window to the rear aspect and two large double fitted wardrobes.

Bedroom Three

Another good sized double bedroom currently set up as a home office space with fitted carpet, ceiling light point, radiator and a double glazed window to the front aspect.

Bedroom Four

A fourth double with fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

Bathroom

A white three piece suite comprising a panelled bath with mains fitment shower head over and tiled surround, pedestal

wash hand basin, low level w/c, radiator, spotlights and a double glazed window.

Outside

French doors open out onto a decked patio area with covered wooden pergola perfect for outdoors entertaining. There is a further rear paved patio at the far end of the mature and very private garden.

The remainder of the garden is laid to lawn with a border of ornamental plants and shrubbery and is enclosed by fencing. Both patio areas benefit from outside power points and lights. To the front of the property there is a paved pathway with access to the front door leading from the tandem length tarmac driveway. There is access to the single garage with up and over door to the front, light, power and personal door to the rear. A side access gate leads into the rear.

Directions

From Greyfriars Bridge in Hereford City Centre proceed south, at the major junction take the far left exit onto the A49 Ross Road. After half a mile turn left at the second set of traffic lights into Bullingham Lane. At the major roundabout take the third exit, continue along Bullingham Lane and over the next roundabout. Pass under the railway bridge and Thoresby Drive is then the first turning to be found on the right-hand side.

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

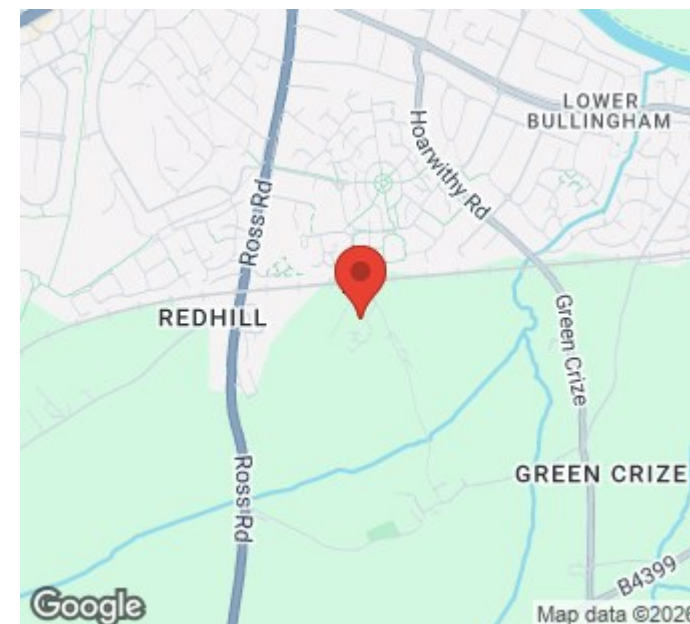
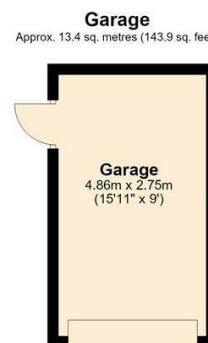
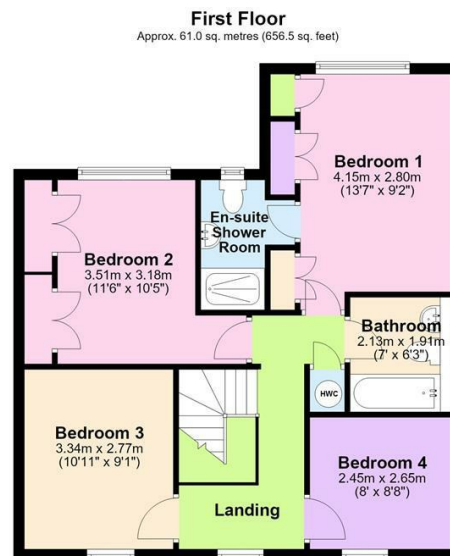
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

31 THORESBY DRIVE





Total area: approx. 135.4 sq. metres (1456.9 sq. feet)

31 Thoresby Drive, Hereford

EPC Rating: C Hereford Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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