



74 THREE ELMS ROAD
Hereford HR4 0RJ

BB

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In a well-established residential area and offering spacious and adaptable living space, a large detached traditional family house with extensive parking, enclosed gardens with entertainment area, and a detached single-storey annex, ideal for extended family.

Guide Price £745,000

Situation and Description

Three Elms is a very popular part of the city and is well positioned to make the most of an excellent range of facilities including schools, a corner shop, an award-winning butcher's and much more. There are regular bus services to and from the city centre which offers high street shopping, cafes and restaurants, a multiplex cinema and road and rail links to other parts of the country.

Ideal as a family home, 74 Three Elms Road has been greatly improved by the current owners and offers very spacious and well-appointed living space. The kitchen/family room is a fantastic part of the house and ideal for a family to gather and discuss the day's events. Bi-fold doors open onto a large terrace and at the front of the house the sitting room has been enlarged and is now an ideal to relax or entertain. There is also a boot room and utility, as well as a home office and at the end of the garden an annex provides additional family space, if required.

On arrival, a front door leads into an entrance porch and then a central hallway. The main sitting room is very spacious and has two walk-in bay windows at the front with modern shutters, air conditioning, radiators, and a fireplace at one end with a fitted wood burner. At the rear of the house and with direct access to the gardens, is a very impressive and light kitchen/family room, with an extensive range of fitted units a large central work station/ breakfast bar, which incorporate a host of appliances, including full height fridge, dishwasher, wine cooler, Nef double ovens and much more. A useful home office also

has direct access to outside and offers a fitted workstation.

From the main reception hall access can be gained to a ground floor bedroom with its en-suite shower room and to the side of the house a large utility and separate boot room complete the ground floor living space.

On the first floor there are four more bedrooms of varying sizes, one with its own en-suite shower room. The remaining bedrooms are supported by a luxury bathroom and an additional cloakroom.

Outside

The house is approached from Three Elms Road by its own driveway which leads to an extensive parking and turning area to the front of the house. To one side is a brick-built bike store and to the other a single garage and an electric car washer.

The rear gardens are then very well enclosed by mature hedging and close boarded fencing and have separate access through large gates from Moor Park Road. Although the garden space is large it has been designed for ease of maintenance and has a large artificial lawn and an extensive sun terrace at the rear. A large open garden room is then ideal for outdoor entertaining or just relaxing with space for a wide-screen TV and power and lighting.

The Annex

At the end of the garden is a single-storey annex ideal for extended family, which offers comfortable one-bedroom living space which benefits from air conditioning and its own shower room.



Reception hall leading through to kitchen / utility & bedroom five with en-suite





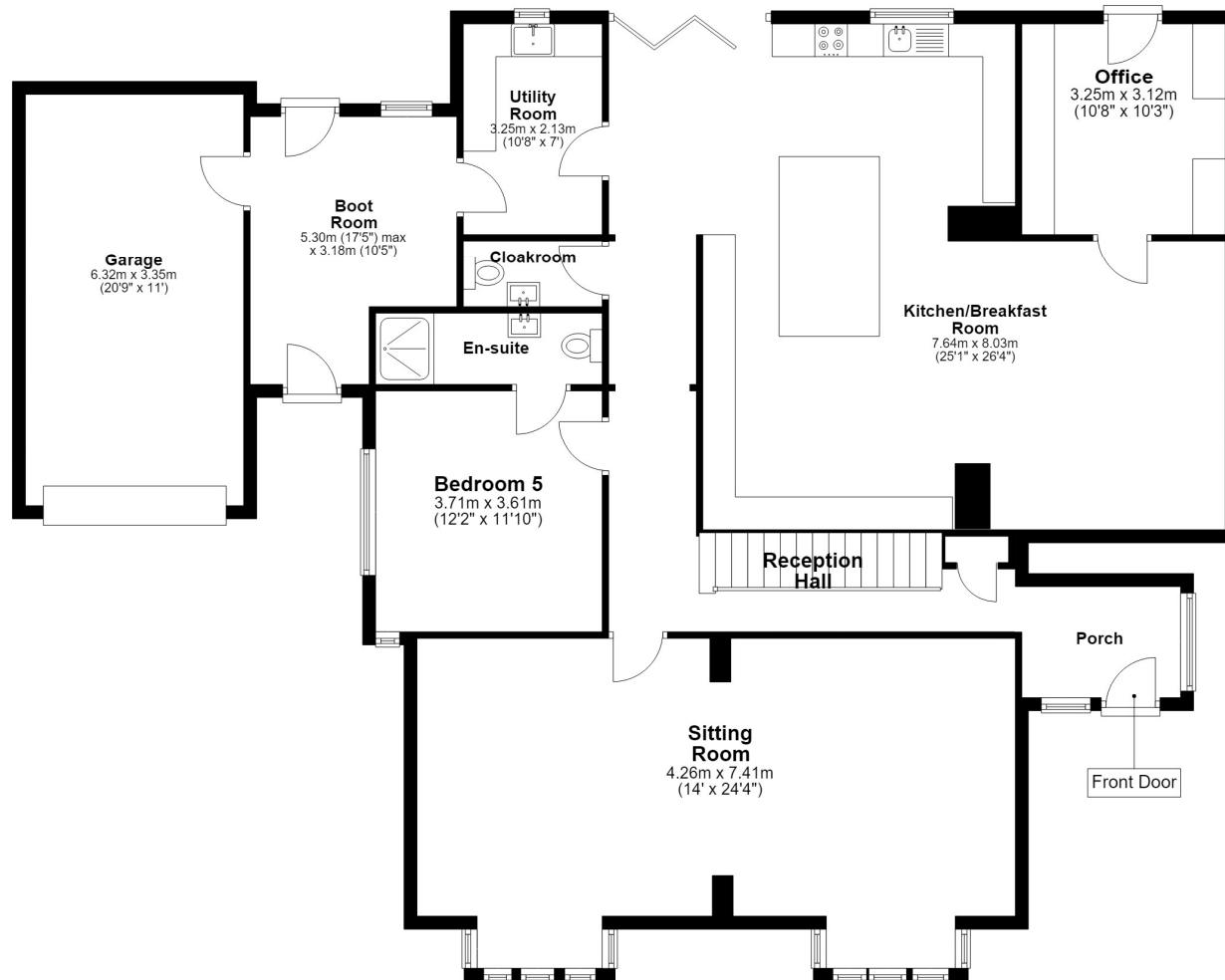




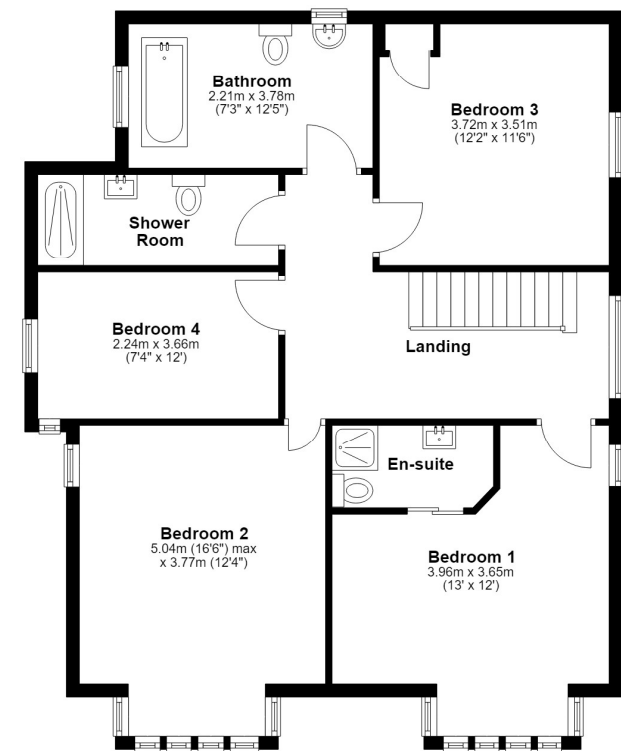
Three of four bedrooms one with en-suite / separate shower room / separate family bathroom



Ground Floor



First Floor



Total area: approx. 279.1 sq. metres (3004.2 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Brookes Bliss

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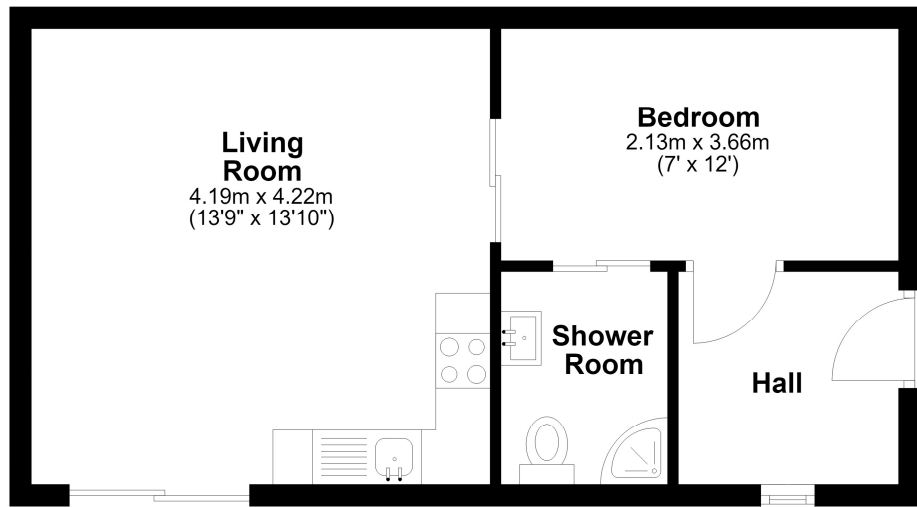
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These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Annex



Total area: approx. 33.4 sq. metres (359.0 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.



The Annex



Services and Considerations

Mains electricity, gas, water and drainage are all connected.

Tenure Freehold.

Council Tax Band F

EPC Rating C 74/78

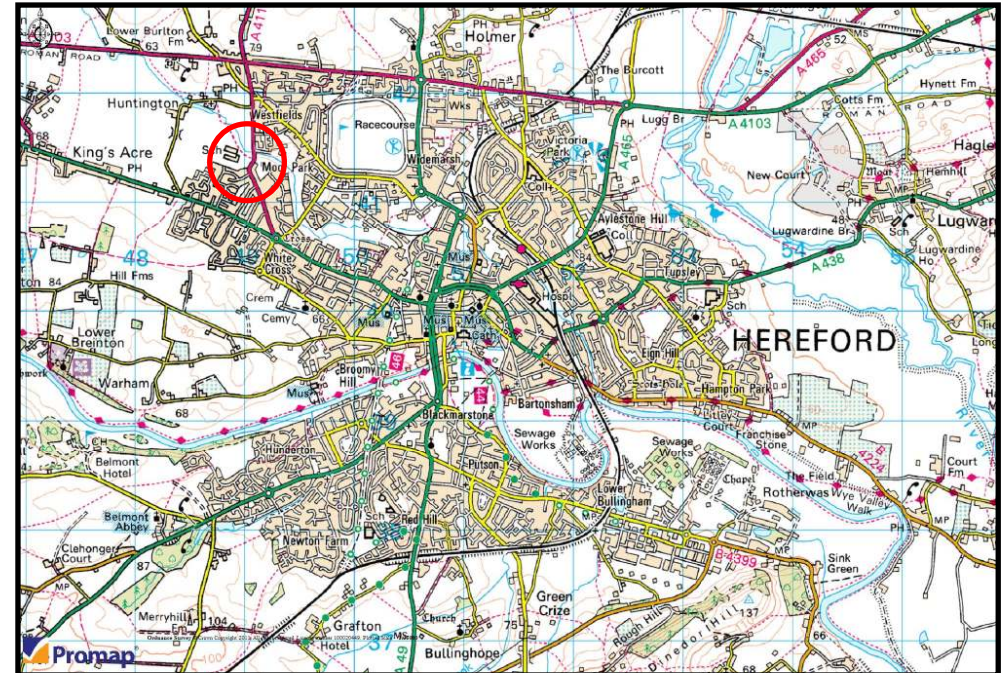
Broadband <https://checker.ofcom.org.uk/>

Mobile Phone Coverage <https://checker.ofcom.org.uk/>

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Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

If you need help with or are unsure about any of the information contained in these details, please let us know.



Directions

What3Words:///fixed.money.poster

From the city centre take the A438 signposted to Brecon and proceed along Whitecross Road to the roundabout. Take the third exit onto Three Elms Road and immediately after the turning to Moor Farm Lane, the property will be found on the right-hand side.



