

31 Nover Wood Drive, Fownhope, Hereford, HR1 4PN

Sunderlands
Residential Rural Commercial

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Fownhope
Hereford
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Summary of Features

- Detached property
- Three bedrooms
- Three reception rooms
- Popular village location
- No onward chain

Asking Price £315,000

Offered with no onward chain, this three-bedroom property is situated in the popular village of Fownhope, offering versatile accommodation, generous wraparound gardens and further potential to modernise and update throughout. The ground floor comprises an entrance porch and hallway, welcoming lounge, fitted kitchen opening into the dining area, conservatory, utility room and WC. The former garage has been converted into a second kitchen/workshop, offering potential for use as an additional reception room. To the first floor are three bedrooms, including two doubles, one with fitted wardrobes, and a family bathroom. Outside, the attractive wraparound gardens feature lawned areas, patios, mature trees and established borders, whilst a block-paved driveway provides off-road parking for three vehicles.

Location

Positioned in the highly desirable Herefordshire village of Fownhope, just six miles from the historic city of Hereford. Enjoying a peaceful setting while remaining well connected, the property offers easy access to neighbouring villages and the stunning surrounding countryside. The thriving village of Fownhope provides an excellent range of local amenities, including welcoming pubs, independent shops, primary school, doctors surgery, a leisure spa and gym as well as a church, creating a strong sense of community. The area is also renowned for its picturesque walks and breathtaking Herefordshire countryside, making it an ideal location for those seeking a balance of rural charm and everyday convenience.

Accommodation

Ground floor

The property is approached via an entrance porch, leading into a welcoming entrance hall with stairs rising to the first floor and access to the principal ground floor accommodation. To the front of the property is a comfortable lounge, enjoying a pleasant outlook over the front garden. The kitchen is fitted with a range of matching wall and base units, incorporating an eye-level double oven, gas hob with extractor hood above, and a one-and-a-half bowl sink positioned beneath a window overlooking the rear garden. A useful pantry-style cupboard provides additional storage beneath the stairs. An opening leads through to the dining area, which benefits from a window to the side and French doors opening into the conservatory. This pleasant additional reception space enjoys views over the rear garden, with double doors providing direct access outside. Leading off the kitchen is a useful utility area with an adjoining WC, together with access to the former garage, which has been converted to provide a second kitchen/workshop area. This versatile space offers potential to be remodeled into an additional reception room or bedroom with shower room as it does benefit from water and drainage already in place.

First floor

Stairs rise from the entrance hall to the first-floor landing, providing access to three bedrooms and the family bathroom. There are two well-proportioned double bedrooms, one benefiting from fitted wardrobes providing useful storage, together with a third single bedroom, which could alternatively be utilised as a home office or study. Completing the first-floor accommodation is the family bathroom, fitted with a suite comprising a WC, wash hand basin and bath with an integrated seat.


Swan







Outside
The property benefits from wraparound gardens, offering a pleasant combination of lawned areas and paved patios, providing ample space for outdoor seating and entertaining. The gardens are enclosed by timber fencing and feature a variety of established trees, shrubs and mature planted borders, creating an attractive outdoor setting. To the right-hand side of the property is a raised patio area, providing an additional space to sit and enjoy the garden. To the front of the property, a block-paved driveway provides off-road parking for up to three vehicles.

Services
Mains water, gas, electric and drainage are connected to the property.

Tenure
Freehold

Council tax
Herefordshire council tax band - D

Directions
From Hereford proceed initially towards Ledbury on the A438, just past The Fire Station turn right into Eign Road (B4224) towards Fownhope. Continue into the village and turn left into Common Hill Lane (opposite the butchers shop), then turn left into Churchcroft, continue straight into Nover Wood Drive, take first right turn and the property will be located on the left-hand side.

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.


















Sunderlands

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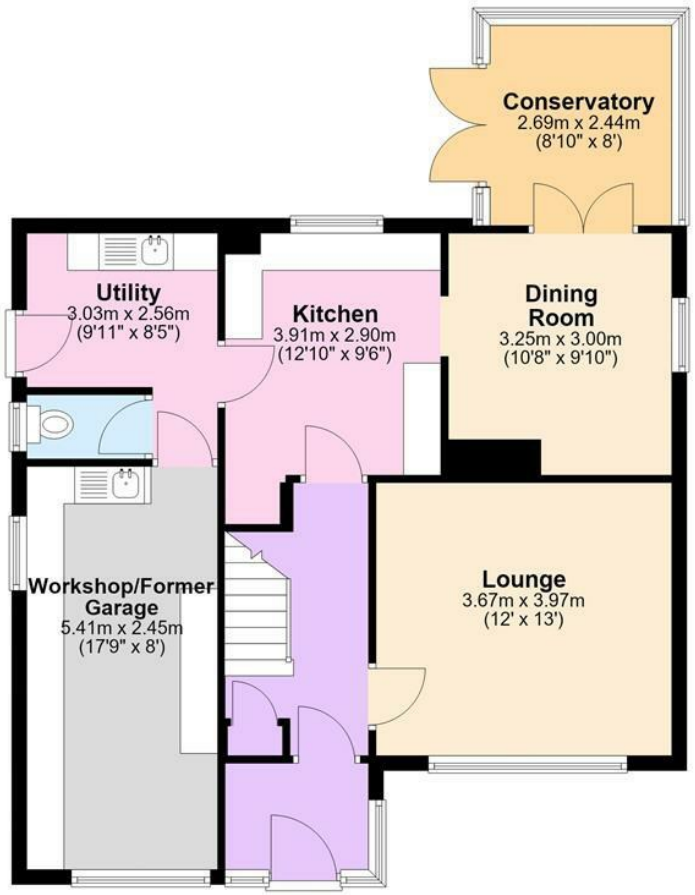
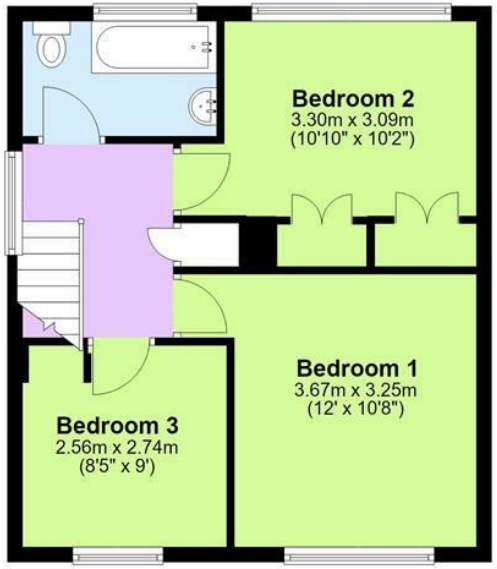
Ground Floor



First Floor



Total area: approx. 118.9 sq. metres (1279.7 sq. feet)

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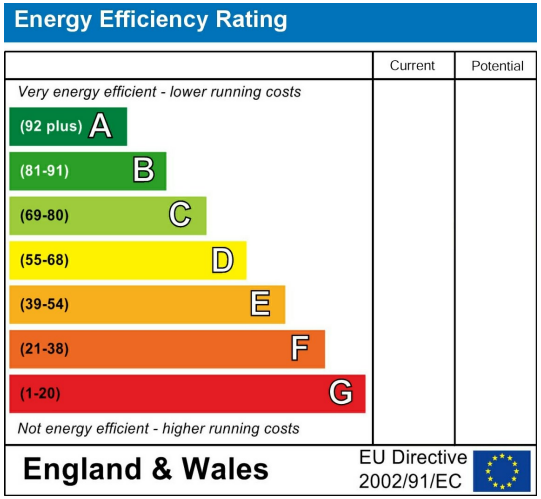

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.