



5 NURSERY DRIVE MORETON-ON-LUGG, HEREFORD HR4 8DJ

Asking Price £450,000
FREEHOLD

Situated in the popular village of Moreton on Lugg, a substantial and incredibly versatile four/five bedroom detached home, offering generous and flexible accommodation perfectly suited to modern family living. The property boasts four reception rooms, four bedrooms, two bathrooms and two additional cloakrooms, providing excellent scope for a variety of family needs. Outside, the home is complemented by an enclosed garden, ample driveway parking and a double garage.



5 NURSERY DRIVE

- Popular village location • Four/five bedrooms, two bathrooms & two W/C's • Driveway, double garage & enclosed gardens • Ideal for family living • Gas central heating & double glazing • Must be viewed!



Ground Floor

With double glazed entrance door leading into the

Entrance Hall

With mat well, wood flooring, stairs leading up with fitted carpet runner and useful under stair storage cupboards, panelled walls, radiator, ceiling light point, coving and doors to

Cloakroom

Comprising a low level w/c, pedestal wash hand basin, radiator and double glazed window to the front aspect.

Dining Room

A spacious light and airy dining space with radiator, coving, ceiling light point, double glazed window no or to the front and door into the

Kitchen

Comprising a range of white high gloss fitted wall and base units with ample work surface space over. Fitted peninsula with breakfast bar, integrated double oven and combi microwave, integrated coffee machine, five ring gas hob with cooker hood over, 1 1/2 bowl sink and drainer unit, integrated dishwasher, radiator and double glazed window to the front aspect.

Living Room

A spacious lounge with two radiators, coving, central ceiling light, wood effect flooring, french doors leading out to the rear garden and feature wood burning stove with brick surround, wooden mantle over and tiled hearth.

Snug/Office

A flexible space set up as an office space with laminate flooring, ceiling light point, radiator and double glazed window overlooking the rear garden.

Utility Area

With fitted wall and base units with ample work surface space over, ample space for coat and shoe storage with a door leading into

Sitting Room/Bedroom Five

A spacious reception space offering flexibility as an additional ground floor bedroom/annexe space with fitted carpet, coving, three fitted wall lights, double glazed french doors out to the rear garden, part panelled wall, door to the side aspect and door into the

Utility Room/Kitchenette

Fitted with a range of wall and base units with ample workspace space over, stainless steel sink and drainer, double glazed window, under counter space and plumbing for a washing machine and tumble dryer with a door into the

Shower Room

Comprising a walk in shower with mains fitment shower head over and tiled surround, pedestal wash hand basin and low level w/c.

First Floor Landing

With fitted carpet, ceiling light point, useful storage cupboard with fitted shelving and radiator, doors then lead to

Bedroom One

A spacious main bedroom comprising fitted carpet, radiator, spotlights, two velux windows, an array of bespoke fitted wardrobes and a pocket sliding doors into the cloakroom with a low flush w/c, and wash hand basin with storage below.

Bedroom Two

A second spacious double bedroom with fitted carpet, three ceiling light points, a radiator, double glazed window to the front aspect and a large fitted wardrobe.

Bedroom Three

A third double comprising fitted carpet, a ceiling light point, radiator, double glazed window to the rear aspect, double fitted cupboard to the eaves and additional access to further eaves storage.

Bedroom Four

With fitted carpet, ceiling light point, radiator, loft hatch and velux window.

Bathroom

A three piece suite comprising a p shaped panelled bath with tiled surround and mains fitment shower head over, low level w/c, pedestal wash hand basin, heated towel rail and velux window.

Outside

To the test there is a large paved patio area with steps leading to a good sized area of lawn with borders of plants and shrubbery. There is a decked patio area with wooden pergola, useful outside power points and tap. There is a light personal door into the rear of the double garage and a pathway leading to the front. To the front there is a good sized area of lawn with concrete driveway.

Double Garage

With an electric roller door to front, light, power, double glazed window and personal door to the rear garden.

Directions

Proceed north out of Hereford city on the A49 Leominster Road, turn right as signposted for Moreton-on-Lugg and after 600 yards turn left into Nursery Drive.

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

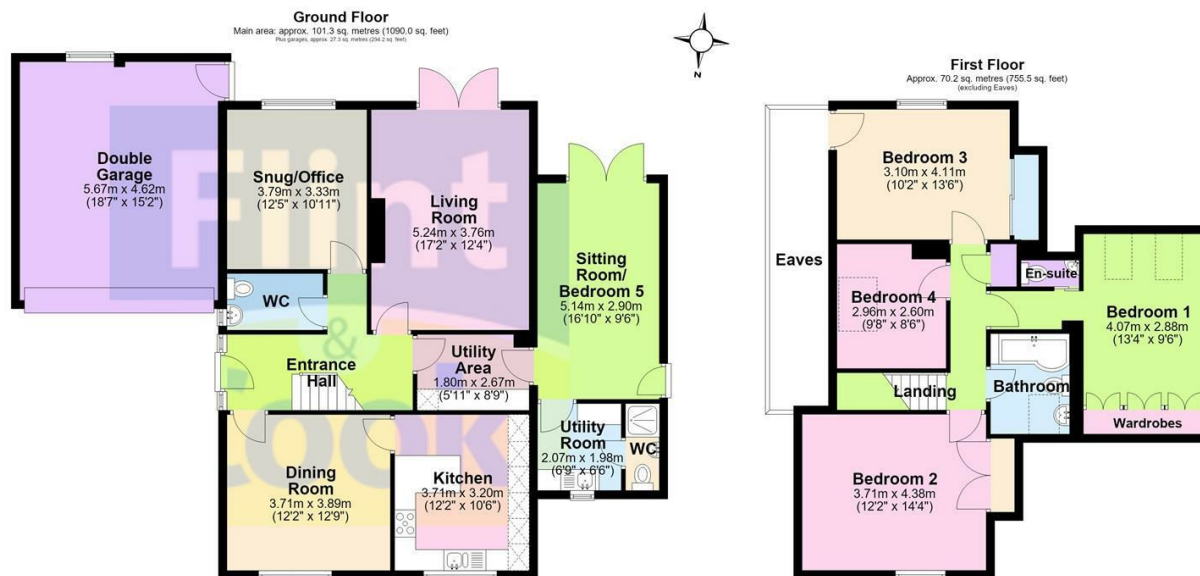
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

5 NURSERY DRIVE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D 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

