





19 LITTLE PARADISE

MARDEN, HEREFORD HR1 3DR

Asking Price £385,000

FREEHOLD

An immaculately presented and substantially proportioned four double bedroom semi detached family home, offering beautifully finished and highly versatile accommodation throughout. At the heart of the property is a superb open-plan kitchen/dining/family room, complete with quality integrated appliances, solid timber work surfaces, a striking double-sided wood-burning stove and bi-folding doors opening directly onto the rear garden. Further highlights include a spacious living room, separate utility and cloakroom, an impressive principal bedroom with dedicated dressing room and a particularly generous family bathroom. Outside, the property enjoys an enclosed rear garden with composite entertaining terrace, together with an integral garage and extensive driveway providing ample off-road parking.

Flint & Cook

19 LITTLE PARADISE

• Four double bedroom semi detached family home • Popular village location • Recently refurbished throughout • Must be viewed • Large driveway, garage & south/east facing garden • Immaculately presented throughout





Ground Floor

A composite entrance door opens into the:

Spacious Reception Hall

A welcoming and generously proportioned entrance hall with attractive wood-effect flooring and ample space for coats and shoes. A carpeted staircase rises to the first floor with useful storage beneath, whilst an additional built-in cupboard provides further practical storage. There is also a large radiator, ceiling light and doors providing access to the principal ground-floor accommodation.

Living Room

A spacious and inviting reception room with a large double-glazed window to the front allowing plenty of natural light into the room. The focal point is an attractive double sided wood-burning stove set within a brick surround with timber mantel above, creating a warm and characterful feature. Further features include two radiators, central ceiling light and two wall lights.

A wide opening creates a natural flow through into the:

Kitchen/Dining/Family Room

A superbly appointed and immaculately presented open-plan space, perfectly suited to modern family life and entertaining. The contemporary kitchen is fitted with an extensive range of wall and base cabinetry complemented by solid timber work surfaces and tiled splashbacks, with a double Belfast sink providing an attractive focal point.

Quality appliances include a four-ring NEFF induction hob with cooker hood above, double oven incorporating a Slide&Hide door, integrated fridge/freezer and dishwasher. A useful pantry-style cupboard provides additional storage, whilst the breakfast bar creates an informal seating area.

There is generous space for a dining table and additional family seating, with two upright radiators and recessed spotlighting. A striking double-sided wood-burning stove links the room beautifully with the adjoining living room, whilst wide bi-folding doors open directly onto the rear decking and garden, creating an excellent connection between the indoor and outdoor living spaces.

Doors provide internal access to the garage and lead into the:

Utility Room

A practical and well-equipped utility room fitted with a range of wall and base units complemented by timber work surfaces and a sink and drainer. There is under-counter space and plumbing for a washing machine and tumble dryer, together with a window and external door opening onto the rear garden. A further door leads into the:

Downstairs Cloakroom

Fitted with a low-level WC and wash hand basin with useful storage beneath, together with a radiator and ceiling light.

First Floor Landing

The carpeted staircase rises to a spacious first-floor landing with fitted carpet, ceiling light, loft access and a useful built-in storage cupboard. Doors lead to all four bedrooms and the family bathroom.

Bedroom One with Dressing Room

An impressive principal bedroom offering excellent proportions, finished with wood-effect flooring and enjoying plenty of natural light through a large double-glazed window overlooking the rear. There is a radiator, central ceiling light and a large fitted double wardrobe with space-saving pocket sliding doors.

A door leads into a dedicated dressing room, providing excellent additional storage with fitted hanging rails and timber shelving. Further features include wood-effect flooring, recessed spotlighting and a large double-glazed window.

Bedroom Two

A particularly spacious second double bedroom enjoying a dual aspect, with double-glazed windows to the front and side

providing excellent natural light. Finished with wood-effect flooring and offering ample room for wardrobes and additional bedroom furniture, with a radiator and central ceiling light.

Bedroom Three

Another generous double bedroom with wood-effect flooring, radiator and central ceiling light. A large double-glazed window overlooks the front, whilst a substantial fitted double wardrobe provides excellent storage.

Bedroom Four

A well-proportioned fourth double bedroom with wood-effect flooring, large double-glazed window, radiator and ceiling light, together with ample space for freestanding wardrobes and bedroom furniture.

Family Bathroom

A particularly spacious and beautifully appointed family bathroom fitted with a comprehensive suite. This includes a panelled bath with tiled splashback and a large walk-in shower with mains-fed rainfall shower and contemporary panelled surround.

Twin wash hand basins with storage beneath provide a stylish and practical feature, complemented by a low-flush WC, two chrome heated towel rails and an additional radiator. Recessed spotlighting and dual-aspect windows to the side and rear complete this impressive family bathroom.

Outside

To the rear, the wide bi-folding doors open directly from the kitchen/dining/family room onto a substantial composite decked terrace, creating an excellent space for outdoor dining, entertaining and relaxing. Beyond is a good-sized lawn together with a further gravelled patio/seating area, with the garden enclosed by fencing to provide a secure and private outside space.

To the front, a substantial driveway provides generous off-road parking for numerous vehicles and is bordered by an attractive area of lawn. The driveway leads to the integral garage, which is accessed via an up-and-over door, whilst a pathway to the side of the property provides convenient pedestrian access to the rear garden.

Directions

From the Flint & Cook office in Broad Street, Hereford, proceed north out of the city on the A49 towards Leominster. After approximately 3 miles, turn right towards Moreton-on-Lugg and continue through the village, crossing the railway bridge. Follow the road towards Marden and, upon reaching the T-junction, turn left into the village. Continue past the village shop and turn left into Paradise Green, then left into Little Paradise, where No. 19 will be found.

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

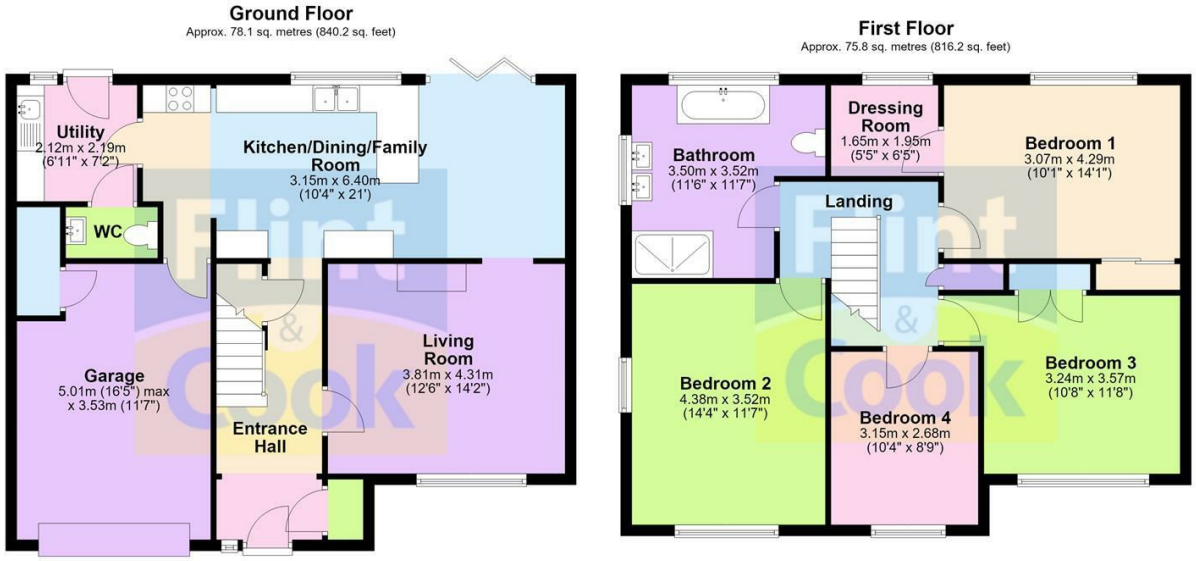
Strictly by appointment through the Agent (01432) 355455.

19 LITTLE PARADISE

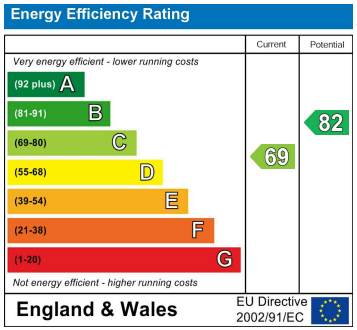












Total area: approx. 153.9 sq. metres (1656.4 sq. feet)

EPC Rating: C Hereford Council Tax Band: D

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