



6 DUNNOCK CLOSE

HOLMER, HEREFORD HR4 9WG

Asking Price £369,950
FREEHOLD

Situated on the first phase of this popular development on the northern outskirts of Hereford City, an immaculately presented modern four bedroom detached home offering an ideal home for a family. The property benefits from ample driveway parking, a single garage and west facing garden. A viewing is highly recommended.



6 DUNNOCK CLOSE

- Modern detached house
- Four bedrooms, one en-suite
- Immaculately presented throughout
- Driveway, garage & garden
- Ideal home for a family
- Must be viewed!



Ground Floor

Canopy porch with entrance door leading into the

Entrance Hall

A welcoming reception hall with tiled floor, ceiling light point, radiator, gas central heating thermostat, part panelled wall, useful storage cupboards and doors to the

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back, tiled floor, radiator, double glazed window and ceiling light point.

Utility Cupboard

A useful utility space with fitted wall and base units, work surface space over, under counter space and plumbing for a washing machine, and all mounted gas central heating boiler, radiator, wall mounted fuse box and ceiling light point.

Living Room

A spacious lounge with fitted carpet, central ceiling light, two radiators and double glazed bay window to the front aspect.

Kitchen/Dining Room

A light and airy kitchen/dining space with matching wall and base units with ample work surface space over, there is a 1 1/2 bowl sink and drainer unit, integrated fridge/freezer, dishwasher, double oven, four ring electric hob with extractor over, recess spotlights, double glazed window and radiator, the dining area has

a central ceiling light, panelled wall, radiator and double glazed french doors out to the rear garden.

First Floor Landing

With fitted carpet, two ceiling light points, radiator, smoke alarm, loft hatch, radiator, double glazed window, useful airing cupboard and doors to

Bedroom One with En-suite

A fantastic main bedroom with en-suite shower room. The bedroom comprises fitted carpet, ceiling light point, radiator, central heating thermostat for the first floor, a double glazed window to the rear with views across the rear garden and neighbouring countryside, there is a triple built in wardrobe with mirrored sliding doors and a door to the ensuite shower room which comprises a double width walk in shower with tiled surround and mains fitment shower head over, wash hand basin with tiled splash back, low flush w/c, chrome heated towel rail, spotlights and extractor.

Bedroom Two

A second spacious double with fitted carpet, central ceiling light, radiator, double glazed window to the front aspect and there is ample space for wardrobes.

Bedroom Three

With fitted carpet, central ceiling light, radiator and double glazed window to the rear aspect with views towards the open countryside.

Bedroom Four

An ideal single bedroom, dressing room or office space

with fitted carpet, ceiling light point, radiator, part panelled walls and double glazed window to the front aspect.

Bathroom

A full suite comprising a walk in shower with tiled surround and mains fitment shower head over, a panelled bath with part tiled surround and handheld shower head, low flush w/c, wash hand basin with tiled splash back, chrome heated towel rail, double glazed window, spotlights and extractor.

Outside

The rear garden is a particular feature of the property, west facing perfect for the afternoon/evening sun with a fantastic paved patio area perfect for entertaining with wooden pergola. The remainder of the garden is laid to lawn and enclosed by hedging and fencing. There is a side access gate out to the driveway and to the front of the single garage. There is a useful storage space to the side of the property and a useful outside tap. The garage has an up and over door to the front, light and power. To the front there is a tarmac driveway with parking for three/four vehicles with a small area of lawn.

Directions

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

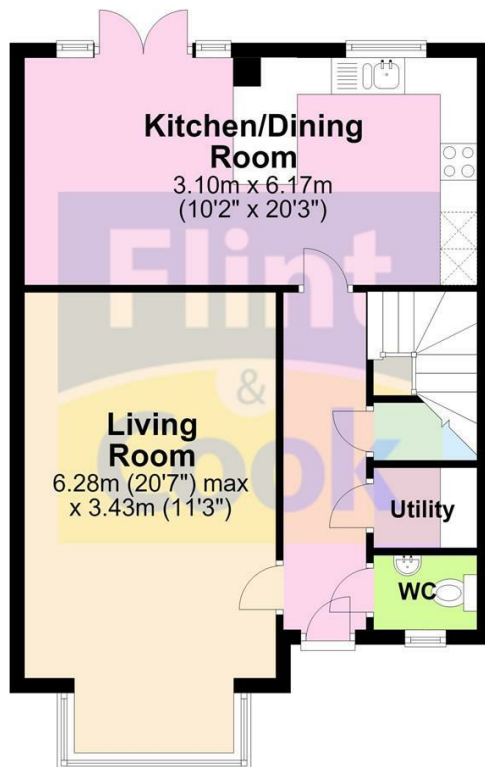
Strictly by appointment through the Agent (01432) 355455.

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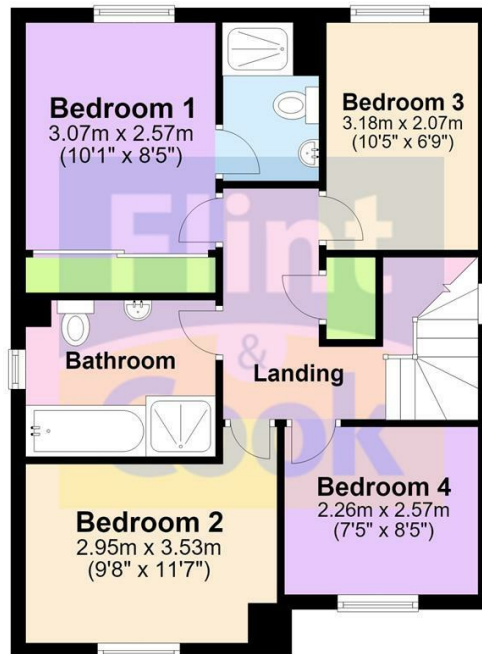
Ground Floor

Approx. 51.5 sq. metres (554.0 sq. feet)



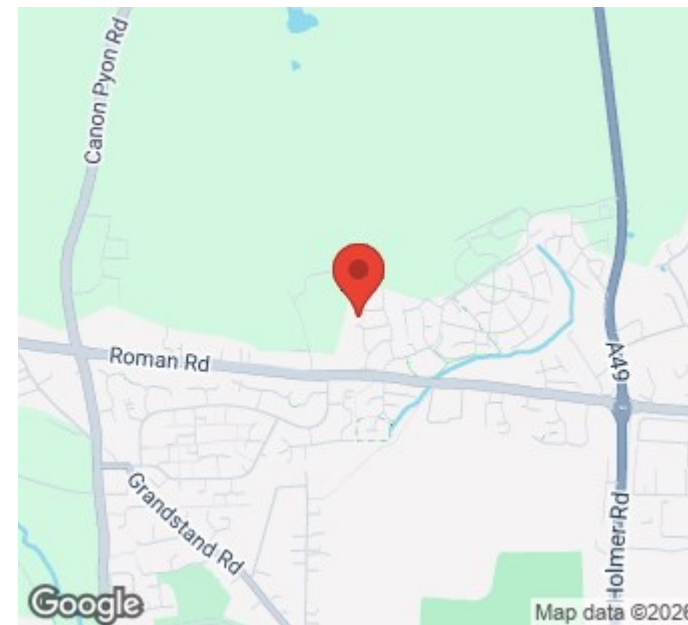
First Floor

Approx. 50.8 sq. metres (546.3 sq. feet)



Total area: approx. 102.2 sq. metres (1100.3 sq. feet)

EPC Rating: B Hereford Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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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