



CONIFER WALK

HEREFORD HR4 0SW

£425,000
FREEHOLD

Immaculate 3 bedroom extended semi-detached house in sought-after residential area, school catchment area for Stretton Sugwas Primary School and Whitecross High School, with 3 reception rooms, large driveway, garage, garden. Ideal family home - viewing highly recommended.



CONIFER WALK

- Extended three bedroom semi detached home
- Three receptions, three bedrooms and one en-suite
- Large driveway, garage & garden
- Sought after location
- Ideal Family Home
- Must be viewed!



Ground Floor

With recessed entrance porch with composite entrance door leading into the

Entrance Hall

With wood effect flooring, ceiling light point, radiator, carpeted stairs leading up with useful under stair storage and oak doors leading into the

Sitting Room/Playroom

With fitted carpet, ceiling light point, radiator, double glazed bay window to the front aspect and feature fireplace.

Living Room

With fitted carpet, radiator, ceiling light point, two double glazed windows and double glazed door leading out to the rear garden and feature wood burning stove with tiled hearth and brick surround.

Kitchen/Dining Room

A modern fitted kitchen with contrasting wall and base units, sink and drainer unit with quooker hot tap, radiator, integrated appliances to include fridge/freezer, dishwasher, washing machine, four ring induction hob and neff oven with slide and hide door, microwave, ample space for dining with dual aspect windows to the front and side, recess spotlights with hanging ceiling light over the dining space, bi-folding doors out to the rear patio, two radiators, useful under stair storage cupboard and door into the

Utility/Downstairs Cloakroom

With low flush w/c, wash hand basin with storage below, wooden work surface with under counter space and plumbing for washing machine & tumble dryer, wall mounted gas central heating boiler, recess spotlights and double glazed window to the rear aspect.

First Floor Landing

A spacious first floor landing with double glazed window to the front aspect, fitted carpet, ceiling light point, loft hatch, radiator and doors leading into the

Bedroom One with En-Suite

A large spacious main bedroom with triple aspect windows, to the front, side and a large window to the rear aspect overlooking the garden and to countryside beyond, there are two ceiling light points, two radiators, ample space for a dressing area and a door leading into the En-suite shower room

Comprising walking shower with panelled surround, glass sliding doors and rainfall shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, chrome heated towel rail and recess spotlights.

Bedroom Two

With fitted carpet, radiator, ceiling light point, two ceiling speakers, ample space for wardrobes and large double glazed window overlooking the rear garden and countryside beyond.

Bedroom Three

With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect continuing with countryside views.

Bathroom

A modern fitted bathroom comprising p shape panelled bath with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage under and illuminating mirror over, low flush w/c, chrome heated towel rail, double glazed window to the rear aspect with fantastic views and recess spotlights.

Outside

The property is approached via a private drive servicing Conifer Walk, towards the end of private drive you will find Harbourne where to the front there is a large stoned driveway providing off road parking for many vehicles with a good sized area of lawn. There is access to the single garage with light, power and electric door to front. A side access gate opens onto a side patio area with useful wood store and steps leading to a raised patio area leading from the reception rooms offering fantastic indoor/outdoor living. The rear garden is east facing and generous in size with a large area of lawn, a second seating area laid to stone with wooden summer house bordered by hedging, with an array of plants and shrubbery. There are useful outside power points and an outside tap.

Directions

Proceed west out of Hereford on the A438 Kings Acre Road, before getting to Blue Diamond Garden Centre take the left hand turning signposted for Conifer Walk, a private road. Harbourne sits towards the end of the private road on the left hand side.

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

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

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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

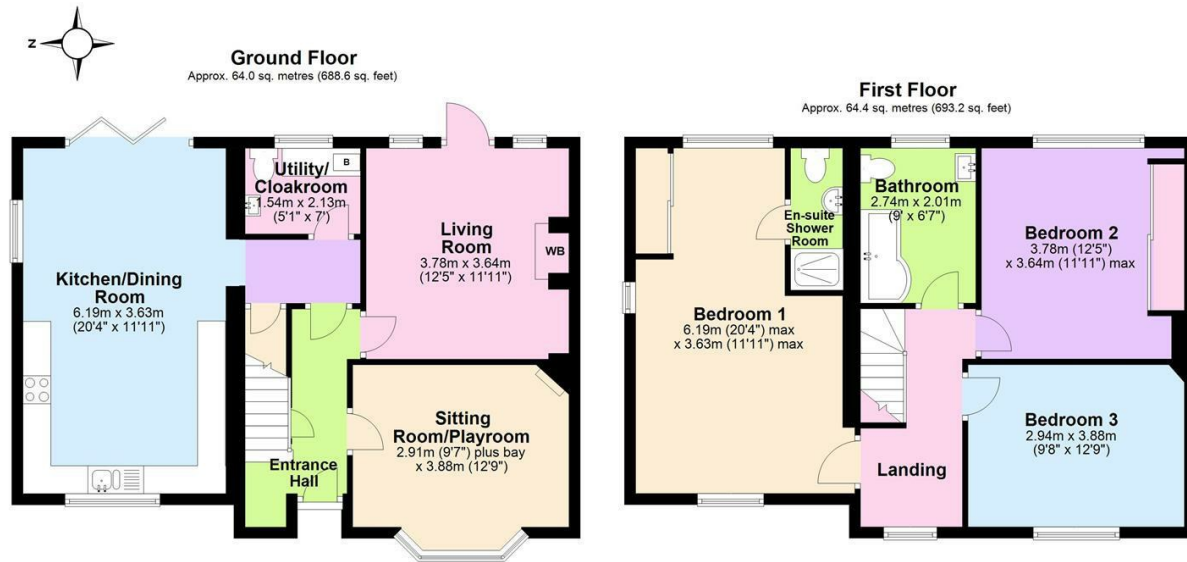
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 128.4 sq. metres (1381.8 sq. feet)
Harbourne, Conifer Walk, Kings Acre Road, Hereford

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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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