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for sale

£525,000



Yew Tree Gardens Hereford HR4 0TH

Hitting the market for the first time is this well-established and large detached dormer-style bungalow in a private cul-de-sac position in the desirable Kings Acre area of Hereford. Designed around and by the current owners this large home has an attractive and adaptable floorplan not to be missed

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Approach

To the right hand side of the cul-de-sac, this home has a unique and substantial plot with buyers greeted by a large double driveway, gateway to garden and side access gate to bin store with a pebbled frontage and feature tree.

Entrance Porch

Two frosted double glazed doors to front facing the driveway and additional double glazed windows to side aspect.

Entrance Hall

Understairs storage space, three ceiling light points and central heating radiator

Living Room

Double glazed doors to rear aspect giving access to the rear garden, additional window to side aspect, two ceiling light points and electric feature fireplace.

Kitchen Diner

Wide range of wall and base storage units, wash basin, integrated appliances including a fridge freezer, washing machine and extraction unit alongside space for a cooker and plumbing for a washing machine. A further central heating towel rail and two ceiling light points are available. Frosted double glazed windows and door to side, with bi-fold doors to the conservatory.

Conservatory

Frosted and standard double glazed windows to surround with double glazed doors to side aspect giving an alternate access to the rear garden.

Downstairs W.C

Frosted double glazed window to side aspect, one ceiling light point, central heating radiator, wash basin with base storage units and w.c.

Master Bedroom

To the ground floor, a king-sized room with en-suite, double glazed windows to front aspect, one ceiling light point and central heating radiator.

Master En-Suite

Frosted double glazed window to side aspect, splashback shower cubicle with shower, heated towel rail, two spotlights, w.c and wash basin with base storage units.

Bedroom Two / Dining Room

Also to the ground floor, the additional downstairs reception space, currently utilised as a dining room provides another king-sized accommodation with double glazed windows to front aspect, one ceiling light point and central heating radiator.



Landing

Airing cupboard storage with loft hatch and ceiling light point above

Bedroom Three

Double room comprising a double glazed window to rear aspect, one ceiling light point, wall light point, central heating radiator and walk-in storage cupboard into eaves with its own light point

Walk-In Wardrobe

Accessed through the third bedroom to the first floor, the space walk-in wardrobe comprises a large wardrobe and storage cupboard, one ceiling light point, central heating radiator and frosted double glazed window to side aspect

Bedroom Four

Two built-in wardrobes with light points, central heating radiator, one ceiling light point, and double glazed window to front aspect

Family Bathroom

Frosted double glazed window to side aspect, one ceiling light point, central heating towel rail, wash basin and w.c, fitted wall storage units and shower cubicle with shower

Double Garage

Two up and over doors, fitted workbench shelving and storage units, power and lighting, frosted double glazed windows to rear and door to side aspect onto garden

Garage Room

With stairs from the double garage, leads onto an additional space above which could be converted into an office space or further bedroom for a granny annexe. It benefits from storage into eaves, one ceiling light point and a double glazed Velux window to rear aspect

Rear Garden

Large and private family space with a fence, walled and hedge surround. A private patio is from the home with steps to a wide open lawn space. Multiple paved areas for seating, entertaining or storage can be found in either corner of the plot. There is a double gated access onto the drive with path to bin store opposite. Numerous light points are attached to the external wall of the build further assisting evening entertainment











Total floor area 251.1 m² (2,703 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref: HER316865 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: E

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