





8 HOLBROOK CLOSE

HAMPTON PARK, HEREFORD HR1 1TR

Asking Price £630,000

FREEHOLD

Immaculately presented detached family home in a sought-after location, offering spacious and versatile accommodation with 4 bedrooms, en-suite, superb open-plan kitchen/dining room and an attractive landscaped enclosed rear garden. Viewing highly recommended.

Flint & Cook

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• Beautiful detached house • Prime residential location • 4 bedrooms, 1 en-suite • Stunning kitchen/dining room • Enclosed garden • Viewing highly recommended





Ground Floor

With oak entrance door leading into the

Impressive Entrance Hall

With limestone tiled flooring, oak staircase with fitted carpet leading up, useful cloak cupboard, spotlights, useful under stair storage space and doors to

Study/Bedroom 5

A useful and flexible ground floor reception room that could be utilised as a 5th bedroom with fitted carpet, spotlights, radiator and double glazed window to the front.

Living Room

A spacious lounge with fitted carpet, upright contemporary radiator, double glazed window to the front aspect, feature woodburning stove with limestone hearth and wooden mantle over, spotlights and bi-folding doors to the dining/family room.

Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units, double Belfast sink, five ring gas hob, double electric oven, integrated dishwasher and bin drawer, freestanding kitchen island, quartz workspaces and upstands, limestone flooring, spotlights and a large opening into the

Dining/Family Room

A flexible and fantastic open space with three velux windows, limestone flooring, radiator, bi-fold doors to the rear and door into the

Utility Room

With a range of fitted wall and base units, Belfast sink, space to double stack a washing machine and tumble dryer, space for an American fridge/freezer, ample space for coats and and shoe storage, spotlights, double glazed window and radiator.

Downstairs w/c

Comprising a low level w/c, vanity wash hand basin, double glazed window, shutter blind and radiator.

Garden Room

Perfect for use as a games room/ office space with spotlights, wall mounted gas central heating and bi-fold doors to the rear.

First Floor Landing

A fantastic landing space with feature hanging ceiling light, double glazed window to the front aspect, radiator, loft hatch with pull down ladder (fully boarded) and air filtration system, doors then lead into the

Principal Bedroom

A large and spacious main bedroom with fitted carpet, feature cast iron radiator, part panelled wall, double glazed window to the front with Juliet balcony to the rear, fitted wardrobes and door into the en-suite shower room comprising a large walk in shower with marble tiled surround and mains fitment rainfall shower head over, wash hand basin with storage below, low level w/c, chrome heated towel rail, spotlights and double glazed window.

Bedroom 2

A spacious second bedroom with ample space for a king bed, two double glazed windows to the front aspect, fitted carpet, radiator, spotlights and fitted wardrobes.

Bedroom 3

With fitted carpet, ceiling spotlights, radiator, double glazed window and door into the Dressing area which is currently set up as a walk in wardrobe but has the capacity and plumbing for use as en-suite with chrome heated towel rail, carpet and velux window.

Bedroom 4

A fourth spacious double with fitted carpet, ceiling spotlights, double glazed window to the rear, radiator and ample space for wardrobes.

Shower Room

Comprising a large walk in shower with panelled surround and mains fitment shower head over, low level w/c, pedestal wash hand basin, chrome heated towel rail, double glazed window, double storage cupboard and spotlights.

Outside

To the front is a double entrance driveway with gravelled parking area. To the rear there is a fantastic paved patio perfect for entertaining with a good sized area of lawn, enclosed by fencing. There are two useful side access gates, an EV charging point, outside power points and door into the garage store.

Garage Store

With electric roller door to the front, light and power.

Tenure & Possession

Freehold - vacant possession on completion.

Outgoings

Water and drainage rates are payable.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

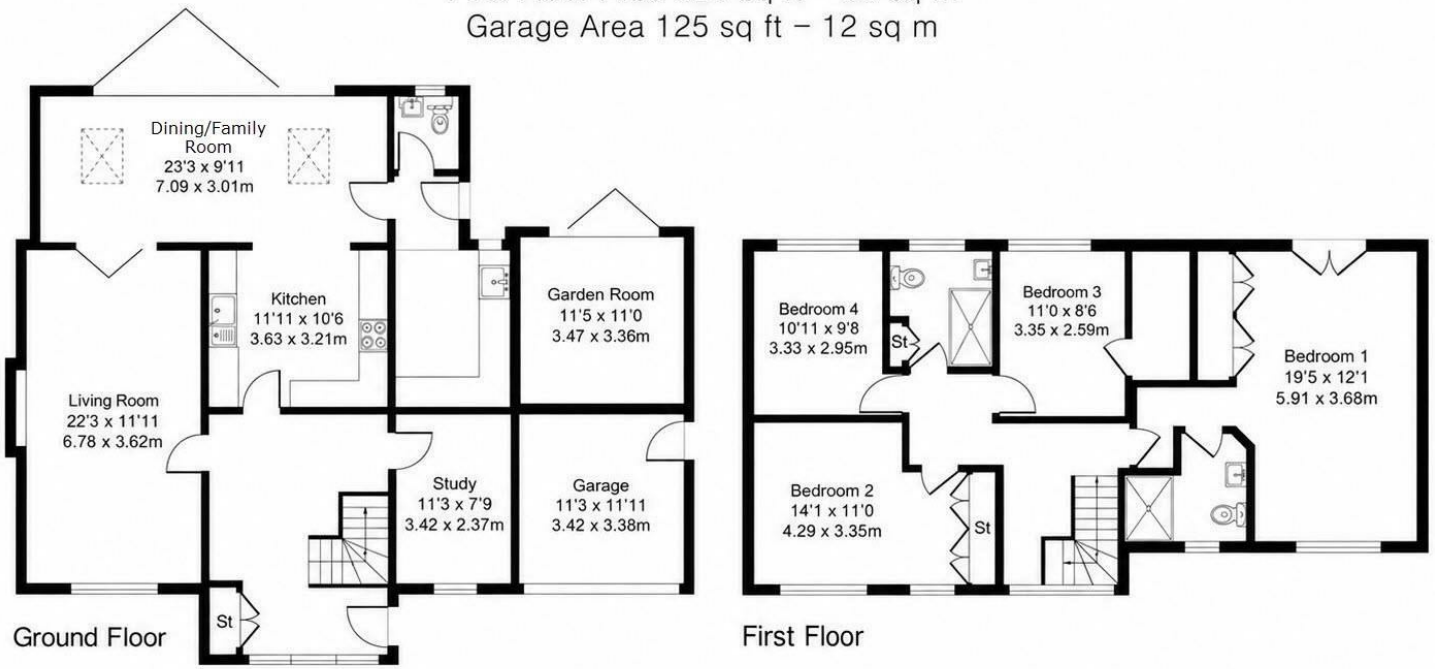
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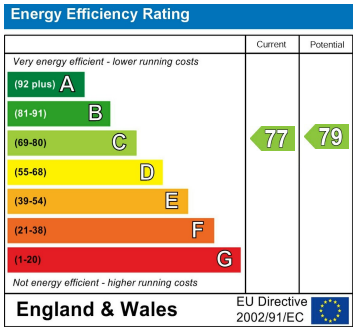




Ground Floor Area 1193 sq ft – 111 sq m
First Floor Area 920 sq ft – 86 sq m
Garage Area 125 sq ft – 12 sq m







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

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