

for sale

£350,000



Langland Drive HEREFORD HR4 0QG

Located just 1.5 miles West of Hereford City Centre, this four-bedroom family home is well presented throughout with off road parking for two vehicles. Located West of the city centre, with easy access in and out of Hereford, this home features great living space and is well presented throughout.

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Approach

Accessed via the dropped curb from the main road, the tarmac driveway offers parking for three vehicles, side access to rear garden through a gate and door giving access to the property.

Entrance Hall

Accessed via the double glazed door the entrance hall further offers a ceiling light point, central heating radiator and space for storage under the stairs.

Lounge

13' 10" x 12' 9" (4.22m x 3.89m)

Offering an outlook to the front of the property via the double glazed window, the lounge further offers an electric fireplace, central heating radiator and centre ceiling light point.

Kitchen/Diner

10' 10" x 9' 7" (3.30m x 2.92m)

This kitchen light via double glazed windows to the rear. With space for a cooker and stove, plumbing for a dishwasher, the kitchen/diner further benefits from central heating radiator, and a ceiling light point. The diner, accessed through an archway through the kitchen offers access to the garden via double glazed French doors, central heating radiator and a ceiling light point.

Office

8' 5" x 14' 9" (2.57m x 4.50m)

Offering a great space for an at home office, snug, bedroom or extra lounge this room compromises a central heating radiator, spotlights, double glazed sliding door to rear garden and interior door leading to utility, WC.

Utility Room

5' x 6' 1" (1.52m x 1.85m)

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Accessed via the office, the utility room offers plumbing for a washing machine, space for a dryer, central heated towel rail, a double glazed window to front aspect, side access door giving access from outside & ceiling light point. It is home to the gas combi boiler and allows access to the downstairs WC.

Cloakroom

Offering a W.C, wash hand basin, ceiling light point, as well as a battery light mirror.



Landing

With a ceiling light point, the landing also offers access to the loft.

Bedroom One

11' 2" x 10' 4" (3.40m x 3.15m)

The main bedroom benefits from two built-in storage cupboards, double glazed window to front aspect and central heating radiator and a ceiling light point.

Bedroom Two

8' 5" x 14' 9" (2.57m x 4.50m)

The second bedroom benefits from a central heating radiator, double glazed windows to the rear and a ceiling light point.

Bedroom Three

9' 5" x 11' 3" (2.87m x 3.43m)

Overlooking the back garden via double glazed windows to the rear, the generously sized, third bedroom offers its very own central heating radiator and ceiling light point.

Bedroom Four

7' 10" x 8' 8" (2.39m x 2.64m)

The fourth bedroom benefits from a central heating radiator, double glazed windows to the front aspect and a ceiling light point.

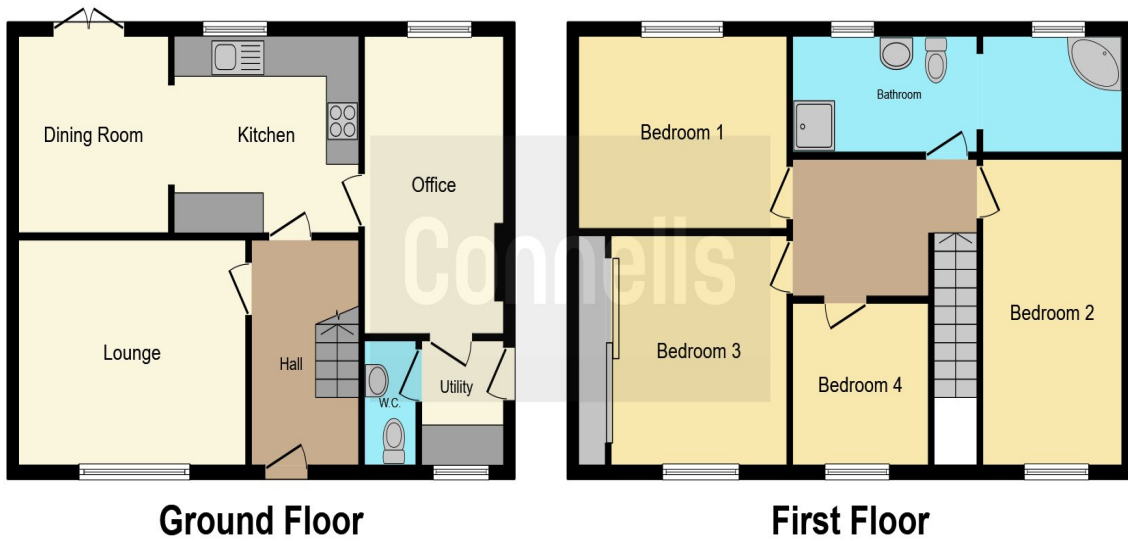
Bathroom

The generously sized family bathroom offers central heated towel rail, W.C, hand wash basin, shower cubicle, separate bath, electric mirror, two double glazed windows, and two light points.

Garden

The enclosed rear garden has an extensive patio area, steps leading to the main garden which is laid to lawn and has a timber shed in the far right corner.





Ground Floor

First Floor

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Tenure:Freehold EPC Rating: Awaiting

Council Tax Band: D

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