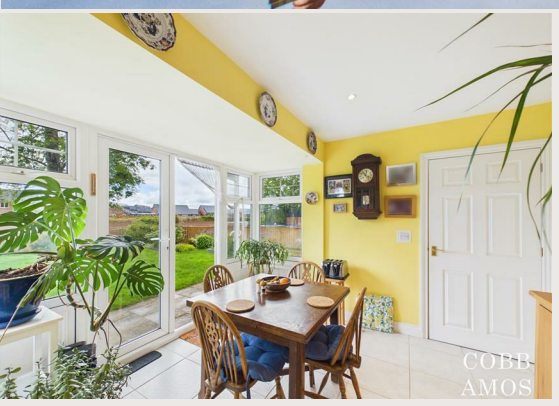
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LAND & NEW HOMES

3 Seabourne Gardens, Madley, Hereford, HR2 9SQ

Price £500,000

















3 Seabourne Gardens Madley Hereford

Please note that the dimensions stated are taken from internal wall to internal wall.

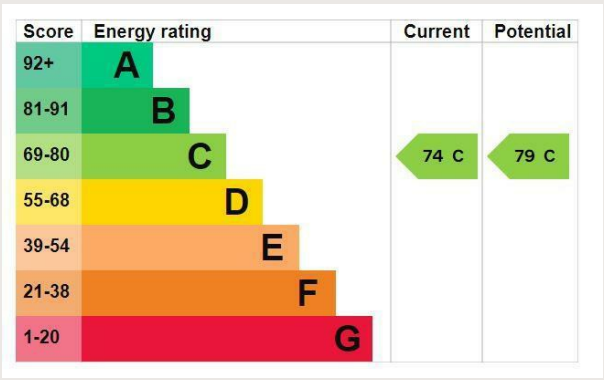
A lovely modern detached home located within a small private cul-de-sac on the outskirts of the popular village of Madley, South West of Hereford.
The well presented accommodation comprises of four double bedrooms, master with en-suite, large open plan kitchen and dining area, living room, office, utility room and downstairs shower room.
Outside can be found the double garage with electric roller doors and a private, well stocked rear garden which opens to the rear directly onto farmland.

VIEWING HIGHLY RECOMMENDED - CALL 01432 266007 TO ARRANGE

- Modern detached home
- Four double bedrooms
- Open plan kitchen/dining room
- Large dual aspect living room
- Separate office/study
- Downstairs shower room
- Driveway & double garage
- Enclosed rear garden
- Backing onto farmland
- Village cul-de-sac



<u>Material Information</u>
Price £500,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: E
EPC: C (74)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Dimensions
Living room - 24'10 x 13'1
Kitchen - 15'10 x 13'8
Dining Area - 10'10 x 9'5
Office - 12'9 x 9'0
Bedroom - 13'1 x 10'3
Bedroom - 13'1 x 9'9
Bedroom - 12'3 x 10'10
Bedroom - 9'8 x 8'11
Double garage - 18'4 x 18'

Property Description
The property is fully double glazed and has gas under floor central heating and is entered via the open porch into the entrance hall which has stair sto the first floor with storage cupboard underneath and doors off to all other rooms. There is a useful office or study with windows to both the front and rear aspects, downstairs shower room with WC and large kitchen area with a tiled floor and a matching range of wall and base units with drawers under worktop with inset 1 1/2 bowl sink, fitted oven and hob with extractor over and integrated dishwasher. A door leads to a separate utility room where there is a wall mounted Worcester boiler (approx 3 years old), space and plumbing for a washing machine and exterior door to the side and rear. From the kitchen the tiled floor continues through to the open plan dining area where patio doors open into the rear garden and a further door opens into the living room. Also with double doors opening to the hallway the living room features wooden flooring, gas fire, box window to the front and patio doors to the rear garden
Carpeted stairs lead up to a galleried landing with doors to all rooms and an airing cupboard with fitted shelving. The main bedroom has a rear facing aspect, fitted wardrobes and an en-suite shower room with WC and all other bedrooms are doubles with fitted wardrobes. The family bathroom is fully tiled with a WC and wash basin in fitted units, key hole bath with shower over.

Gardens & Parking
The property is accessed via a private shared driveway which leads to a block paved parking area providing parking which has borders with plants and flowers, a path to access the rear of the property and also -
The DOUBLE GARAGE featuring twin electric roller doors, power and light.
The rear garden is accessed through patio doors onto a patio area with a path to the side of the property where a metal gate opens to the front, to the other side a path leads to the utility room door. The rear garden is mainly laid to lawn with well stocked borders full of plants, flowers and bushes and some mature trees interspersed all enclosed by wooden fencing and backing directly onto agricultural land.

Services
Mains water, drainage, electric and gas are connected to the property.

Location
Madley is a small village that lies on the B4352 road approx 7 miles from Hereford city centre. There is a lively local community with amenities to include Church, The Red Lion pub, Stable cafe, shop and Post office, tennis club, golf course and Madley primary school. The nearby village of Clehonger also has a primary school and village hall. There is a regular bus service to Hereford city.

Broadband
Broadband Download Upload Availability
Standard 20 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 900 Mbps 900 Mbps Good
Networks in your area - Openreach, Airband

Mobile Coverage
Please see https://www.ofcom.org.uk/mobile-coverage-checker

Anti-Money Laundering Regulations
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From our office leave Hereford on the A465 and turn right onto the B4349 signposted Madley. Go through the village of Clehonger and on reaching Madley carry straight on past the Red Lion and after 300m Seabourne Gardens is on the right hand side. What3words///lays.shameless.trail



