





10 OAKFIELD VIEW

CREDENHILL, HEREFORD HR4 7FL

Asking Price £405,000

FREEHOLD

An immaculately presented and highly energy-efficient three-bedroom detached modern home, pleasantly situated on this residential development within the popular village of Credenhill. Boasting an impressive EPC rating of A, the property benefits from air source heating and solar panels, together with a single garage, double-width driveway and an attractive enclosed south/east-facing garden. Beautifully maintained throughout, this superb property offers a stylish, economical and ready-to-move-into home, ideal for families and professional couples alike.

Flint & Cook

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• Modern detached house • Three bedrooms, one en-suite • EPC rating A - Solar panels & Air source heating • Ideal family home • Immaculately presented throughout • Driveway, garage & enclosed garden





Ground Floor

With canopy porch and entrance door leading into the

Entrance Hallway

With wood effect flooring, ceiling light point, smoke alarm, wall mounted fuse box, carpeted stairs leading up and doors into the

Downstairs W/C

Comprising a low level w/c, with tiled splash-back, wash hand basin, part panelled wall, spotlights, wood effect flooring and double glazed window.

Kitchen/Dining Room

A fantastic kitchen/dining space with a modern kitchen comprising a range of fitted wall and base units with granite work surfaces over. Integrated appliances include a four ring neff hob with cooker hood over, neff oven and combi grill/microwave, 1 1/2 bowl sink and drainer, dishwasher, fridge/freezer and washing machine. The kitchen benefits from spotlights and a double glazed window to the front aspect. The dining area has a feature ceiling light and part panelled wall.

Living Room

To the rear of the property there is a spacious lounge with wood effect flooring, two ceiling light points, a useful under stair storage cupboard, double glazed french doors out to the rear garden and fitted media wall with shelving and feature log effect fireplace.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, airing cupboard housing the hot water cylinder and doors into

Bedroom One with En-suite

A spacious main bedroom with part panelled wall, fitted carpet, a central ceiling light, radiator, large fitted wardrobes with mirrored sliding doors, double glazed window to the rear aspect with countryside views and door into the en-suite shower room comprising a double width walk in shower with tiled surround and mains fitment rainfall shower head over, pedestal wash hand basin, low level w/c, tiled floor, chrome heated towel rail and spotlights.

Bedroom Two

A second double with contemporary part panelled wall, fitted carpet, a central ceiling light, double glazed window to the front aspect, radiator and triple fitted wardrobes with mirrored sliding doors.

Bedroom Three

A good sized third bedroom currently utilised as a home office/dressing area with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, a panelled ball and additional part panelled wall.

Bathroom

A modern fitted white suite comprising a panelled bath with mains fitment shower head over and tiled surround, wash hand basin with storage drawers below and mirror over, low level w/c, chrome heated towel rail, spotlights and double glazed window.

Outside

To the rear there is a fantastic south east facing garden with a paved patio area extending to a good sized area of lawn enclosed by a mix of fencing and brick walling. There is useful outside power points and an outside tap with personal door to the rear of the garage. The garage benefits from light, power, solar panel inverter and wall mounted fuse box which is currently being used as a gym.

To the front there is a double width brick paved driveway providing off road parking with EV charging point and useful outside lighting.

There is access to the single garage with up and over door.

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

Outgoings

Water and drainage rates are payable.
Council Tax Band 'D'.

Property Services

Mains water, electricity and drainage are connected. Air source heating with solar panels.

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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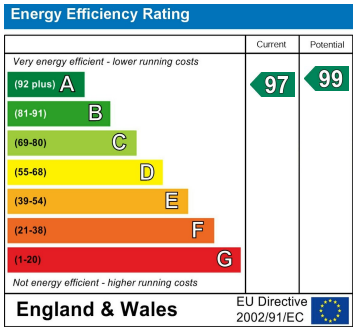












EPC Rating: A Hereford Council Tax Band: D

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk