





15 CARTER GROVE

AYLESTONE HILL, HEREFORD HR1 1NT

Asking Price £530,000

FREEHOLD

A superb detached house in a sought-after location close to amenities with 4/5 bedrooms, 3 bathrooms, 3 reception rooms, enclosed garden, double garage & parking. An ideal family home.

Flint & Cook

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• Superb detached house • Sought after residential location • Four/Five bedrooms, three bathrooms • Double garage & parking • Ideal family home • Must be viewed!





Ground Floor

With canopy porch and composite entrance door leading into the

Entrance Hall

A spacious entrance hall with solid oak staircase and glass glass balustrade leading up to the first floor, double glazed window to the front aspect, radiator, useful under stair storage space, ceiling light point and doors into

Kitchen/Breakfast Room

A beautifully fitted modern kitchen comprising matching wall and base units with solid wood work surfaces over and tiled splash backs, integrated appliances to include 1 1/2 bowl sink and drainer unit, five ring gas hob with cooker hood over, electric double oven, dishwasher, full height fridge and full height freezer, washing machine and fantastic pantry style cupboard, there is ample space a dining/breakfast table, cupboard housing the gas central heating boiler, radiator, double glazed window and door out to the rear courtyard.

Living Room

A spacious light and airy living space with two double glazed windows to the front aspect and double glazed french doors leading to the rear garden, four fitted wall lights, double radiator and electric fireplace, a door then provides access to the rear porch area.

Dining Room

With laminate flooring, radiator, three wall lights and double glazed sliding doors into the

Conservatory

With fitted carpet, double glazed windows and double doors out to the garden.

Rear Porch/Inner Hall

With laminate flooring, two ceiling light points, double glazed door to the rear, radiator and doors into

Guest Bedroom

A flexible space previously used as a bedsit/guest bedroom and offering a fantastic space as a ground floor bedroom or additional reception with laminate flooring, two ceiling light points, radiator, double glazed window and kitchenette with single sink unit, two ring electric hob, under counter space and plumbing for a washing machine and cupboard storage.

Shower Room

Comprising a large walk in shower with tiled surround and mains fitment rainfall shower head over, wash hand basin with storage below and illuminating mirror over, low flush w/c, radiator, tiled floor, double glazed window and loft hatch.

First Floor Landing

With fitted carpet, smoke alarm, feature ceiling light, single storage cupboard with fitted shelving and large double storage cupboard, doors then lead into

Main Bedroom with En-suite

A spacious principal bedroom with fitted carpet, ceiling light point, coving, radiator, double glazed window to the front aspect with fantastic views back across Hereford, double built in wardrobes with mirrored sliding doors and door into the En-suite shower room comprising double width shower cubicle with tiled surround and mains fitment rainfall shower head over, wash hand basin with storage below, low flush w/c, heated towel rail, spotlights and double glazed window.

Bedroom Two

Another spacious double with fitted carpet, two double glazed windows to the front aspect, coving, radiator, ceiling light point and open fronted double wardrobe with fitted shelf and hanging rail.

Bedroom Three

A third spacious double with fitted carpet, ceiling light point, coving, double glazed window to the rear aspect, radiator and open fronted double wardrobe.

Bedroom Four

A fourth double bedroom with fitted carpet, radiator, ceiling light point, double glazed window and loft hatch with pull down ladder.

Loft Space

A fantastic boarded space perfect for storage or offering scope for conversion subject to the necessary regs.

Bathroom

A modern three piece white suite comprising panelled bath with tiled surround and mains fitment shower head over, vanity wash hand basin, low flush w/c, chrome heated towel rail, spotlights and double glazed window.

Outside

To the rear there is a private enclosed courtyard garden laid to patio for ease and low maintenance with a raised border of plants and shrubbery. There is a useful rear access and side access gate leading to the front. To the front of the property there is a fantastic south west facing garden making it the perfect sun trap. The property is approached over a brick paved driveway providing off road parking for two vehicles with access to the double garage, the driveway extends to the front of the property providing further off road parking bordered by shrubbery and an area of lawn, there is a fantastic paved patio and pathway leading to the rear. There is a useful electric charging point.

Double Garage

With two up and over doors to front with personal door to the side, light and power.

Agents Note

The property has been extensively renovated and improved to an exceptional standard throughout. The comprehensive programme of works includes replacement external doors and windows, a bespoke solid oak staircase, a new Worcester Bosch boiler and radiators, oak internal doors, new flooring throughout, and three beautifully refitted bathrooms, together with numerous other enhancements.

The quality of workmanship and attention to detail are evident throughout, and an internal inspection is strongly recommended to fully appreciate the standard of accommodation on offer.

Directions

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.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

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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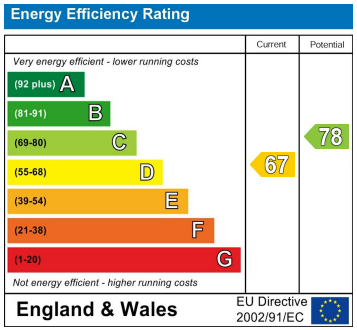




Total area: approx. 172.1 sq. metres (1852.2 sq. feet)

15 Carter Grove, Hereford





EPC Rating: D Hereford Council Tax Band: F

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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