



**21 TURNBERRY DRIVE**  
**HOLMER, HEREFORD HR1 1LP**

**£325,000**  
**FREEHOLD**

Situated in a popular residential area a well-maintained 3 bedroom detached house, 3 reception rooms, kitchen and cloakroom, garage and ample parking, south facing garden.



# 21 TURNBERRY DRIVE

- Popular residential location
- Modern detached house
- 3 Bedrooms
- 3 Reception rooms
- Kitchen & cloakroom
- South facing rear garden
- Garage
- Ample parking
- Ideal for a family
- Must be viewed



## Hallway

The hallway is bright and inviting, featuring wood-effect flooring and neutral walls. A staircase with white bannisters leads upstairs, and there is space for coats and shoes, creating a welcoming entrance to the home.

## Living Room

This welcoming living room features wood-effect flooring and soft, neutral walls that create a warm and inviting atmosphere. A large archway leads through to the dining room, allowing natural light to flow freely between the two areas.

## Dining Room

The dining room is a bright, airy space with a wooden dining table and chairs positioned beside glazed double doors, which open out onto the rear garden patio. The room benefits from wooden flooring and light walls, providing a fresh and pleasant setting for meals.

## Kitchen

The kitchen is well-equipped with a range of cream cabinetry complemented by black worktops and tiled splashbacks. It includes integrated appliances such as an oven and dishwasher, and a window over the sink offers views towards the rear garden, filling the room with natural light.

## Study Area

Functional space with light wooden flooring and a neutral colour scheme. It features a desk and shelving, with sliding glazed doors that open out onto the garden,

bringing in plenty of daylight and making it an ideal spot for work or study.

## Bedroom 1

The main bedroom is comfortably sized, with a large window allowing natural light to fill the room. Neutral carpet and walls create a relaxing atmosphere, while bedside tables and a dressing table provide useful storage and surface space.

## Bedroom 2

This second bedroom offers a cosy retreat with carpet underfoot and neutral walls. Two windows provide ample daylight, and the room is furnished with a double bed and additional storage furniture, perfect for a restful night's sleep.

## Bedroom 3

The third bedroom is currently arranged as a nursery, featuring a cot and changing unit. The room has neutral decor and a window overlooking the front of the property, making it a bright and cheerful space for a child.

## Bathroom

The bathroom is modern and well-appointed, with a white suite including a bath with shower screen, sink, and toilet. Light grey tiling surrounds the bath and a window above the sink lets in natural light, contributing to a fresh and clean feel.

## Landing

The landing features neutral carpet and white

bannisters, providing access to the bedrooms and bathroom upstairs. A small window adds additional light to the space.

### Front Exterior

The exterior of the property is a modern, two-storey detached home with brick and tile frontage. It features a driveway providing off-street parking, a single garage, and a covered entrance leading to the front door, presenting a neat and welcoming appearance.

### Rear Garden

The rear garden combines a paved patio area with a central lawn, enclosed by fencing and mature shrubs that provide privacy. It is a pleasant outdoor space suitable for relaxing or children's play, with ample room for seating and garden toys.

### Outgoings

Water and drainage rates are payable.

### Property Services

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

### Tenure & Possession

Freehold - vacant possession on completion.

### Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

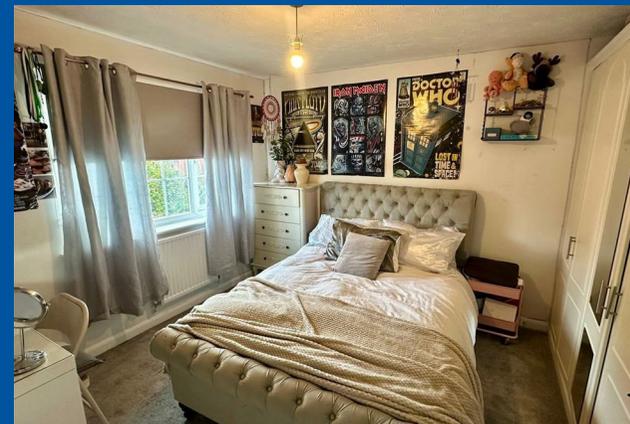
### Opening Hours

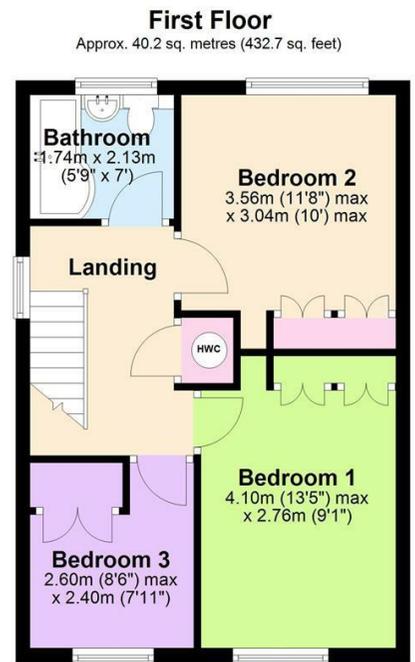
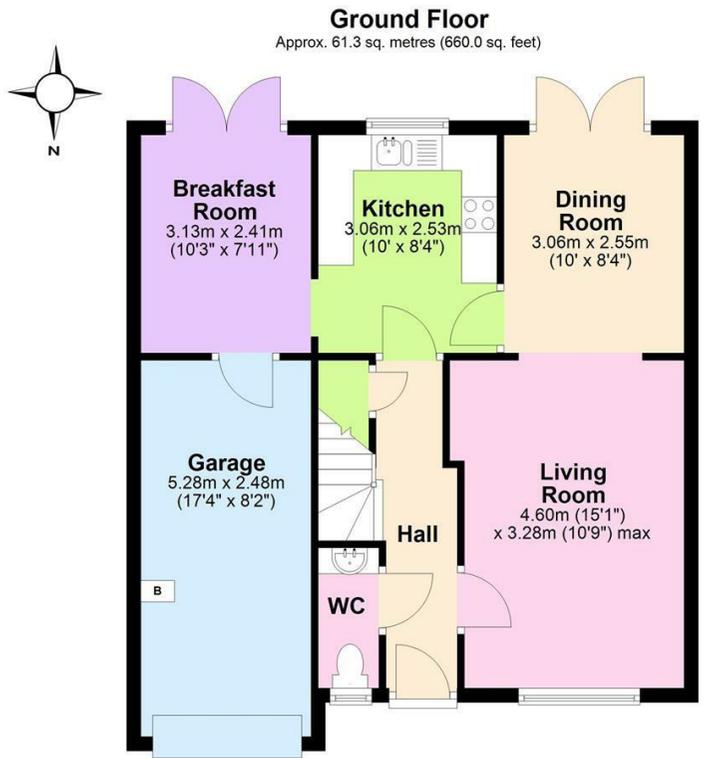
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

### Money Laundering

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

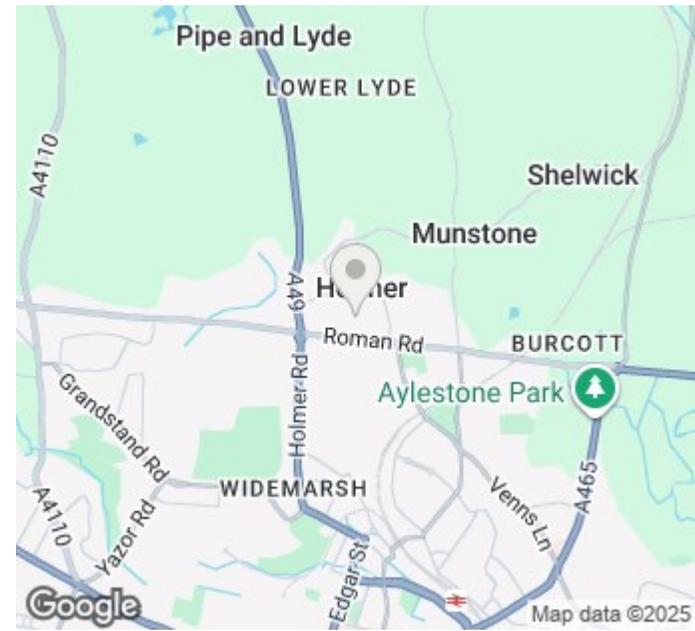
## 21 TURNBERRY DRIVE





Total area: approx. 101.5 sq. metres (1092.6 sq. feet)  
21 Turnberry Drive, Hereford

**EPC Rating: D**    **Council Tax Band: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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