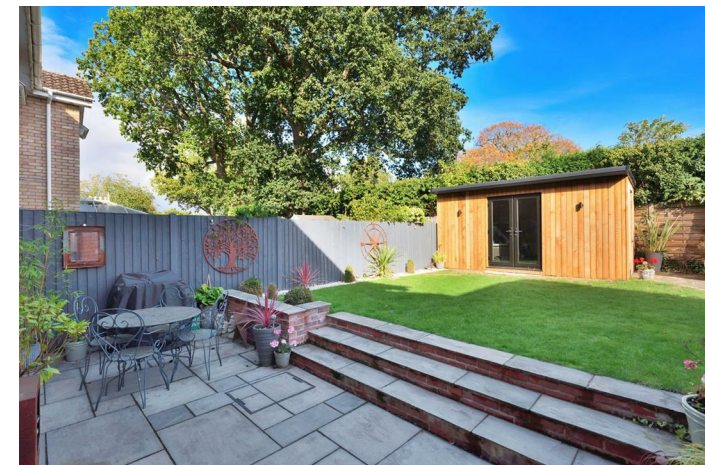




5 NORBURY PLACE

HEREFORD HR1 1UD

Asking Price £420,000
FREEHOLD

An immaculately presented and significantly improved four-bedroom family home offering spacious and versatile accommodation throughout. Highlights include a beautifully finished living room, modern kitchen/dining room, separate snug/playroom, utility and downstairs W/C, while the impressive main bedroom benefits from its own dressing area and en-suite. Outside, there is a triple-width driveway providing ample parking, together with a fantastic landscaped rear garden featuring multiple seating areas and a superb detached office/gym – perfect for home working. An ideal family home ready to move straight into.



5 NORBURY PLACE

- Immaculately Presented Four-Bedroom Family Home
- Spacious & Versatile Accommodation Throughout
- Main Bedroom with Dressing Area & En-Suite
- Modern Kitchen/Dining Room & Separate Snug/Playroom
- Sought after Residential Location
- Fantastic Landscaped Garden with Detached Office/Gym



Ground Floor

A composite entrance door opens into the:

Entrance Hall

With attractive part-panelled walls, tiled flooring, radiator, ceiling light point, carpeted staircase rising to the first floor and doors leading to the principal ground-floor rooms.

Snug/Play Room

Formerly the garage, this fantastic converted space provides a versatile additional reception room, ideal as a snug, playroom, home office or hobby room. With wood-effect flooring, central ceiling light, radiator, large double-glazed window to the front aspect and a door leading into the rear porch.

Living Room

A beautifully finished living space featuring wood flooring, coving and an attractive panelled feature wall. There is a radiator, double-glazed window to the front aspect with fitted blind and a door leading into the:

Kitchen/Dining Room

A stylish and modern fitted kitchen comprising a range of wall and base units with wooden work surfaces over, 1½ bowl sink and drainer with tiled splashbacks, four-ring gas hob with oven and grill below and cooker hood over, integrated dishwasher and under-counter fridge.

There is ample space for a dining table with ceiling light over, together with a radiator, tiled flooring, double-glazed window and sliding doors opening directly onto the rear garden. A useful understairs storage cupboard provides additional storage, with an opening leading into the:

Rear Porch

With tiled flooring, ceiling light point, radiator, door providing access to the side of the property and a pocket door leading into the:

Utility

Fitted with a range of wall and base units with work surfaces over, sink and drainer, under-counter space and plumbing for a washing machine and space for a freestanding American-style fridge/freezer. There is also space for coat storage, a double-glazed window and a door into the:

Downstairs Toilet

Comprising a low-level W/C, tiled flooring, part-tiled surround and ceiling light point.

First Floor Landing

With fitted carpet, ceiling light point and loft hatch with pull-down ladder. There is a useful airing cupboard housing the gas central heating boiler with fitted shelving, with doors leading to the bedrooms and bathroom.

Main Bedroom with Dressing Area & En-Suite

A spacious and beautifully presented main bedroom with fitted carpet, central ceiling light, radiator and an attractive panelled feature wall with two bedside wall lights. A double-glazed window overlooks the front aspect.

A door leads into the dedicated dressing area, fitted with hanging rails and shelving, while a further door opens into the: En-Suite Shower Room comprising a walk-in shower with tiled surround and bi-folding door, low-level W/C and wash hand basin with useful storage beneath. There is also a heated towel rail, ceiling spotlights and double-glazed window.

Bedroom Two

A spacious double bedroom with fitted carpet, central ceiling light, radiator, double-glazed window overlooking the rear garden and a double fitted wardrobe with hanging rail and shelving.

Bedroom Three

A further spacious double bedroom with fitted carpet, central ceiling light point, radiator, large double fitted wardrobe and double-glazed window to the front aspect.

Bedroom Four

A single bedroom with attractive part-panelled walls, fitted carpet, central ceiling light, radiator and double-glazed window to the front aspect.

Outside

To the rear is a fantastic landscaped garden, thoughtfully arranged to provide excellent spaces for both entertaining and relaxation. Immediately adjoining the property is a paved patio area, perfect for outdoor dining and entertaining, with a retaining brick wall and steps leading up to an area of lawn. A further paved patio provides an additional seating area, while at the rear of the garden is an impressive detached office/gym. This highly versatile space benefits from double-glazed French doors, two outside lights, power and lighting, panelled walls and a double-glazed window, making it ideal for those working from home, exercising or requiring additional recreational space. To the front of the property is a generous triple-width tarmac driveway providing ample off-road parking. There is also a useful side access gate, together with outside power and lighting.

Directions

From Hereford proceed initially towards Ledbury on the A438

and then, just past Hereford fire station, turn right onto the B4224 towards Fownhope (Eign Road). Continue under the railway bridge and into Hampton Park Road and then, turn left into Old Eign Hill and then take the 1st right into Norbury Place and the property is located on the left hand side.

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.

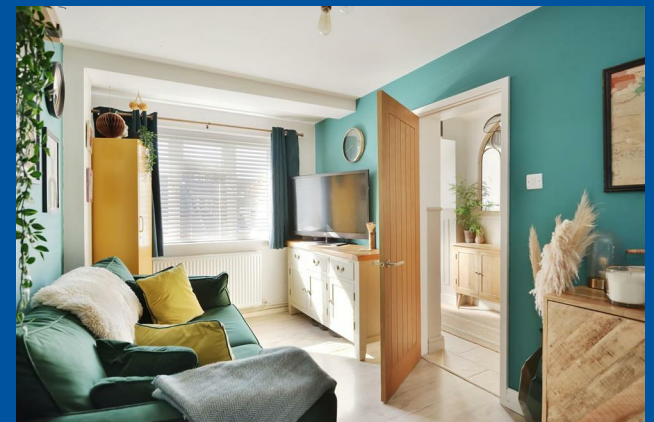
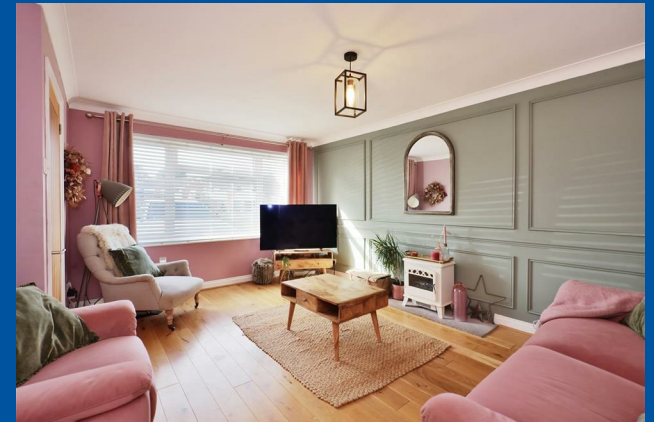
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

5 NORBURY PLACE





Total area: approx. 133.1 sq. metres (1432.3 sq. feet)
5 Norbury Place, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
	EU Directive 2002/91/EC	

EPC Rating: C 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

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