



6 SYCAMORE CROFT

MADLEY, HEREFORD HR2 9LR

£525,000
FREEHOLD

Peacefully situated in this popular village location, a substantial and very spacious 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, 4 double bedrooms, en-suite bathroom, extensive rear garden, double garage and we highly recommend an internal inspection.



6 SYCAMORE CROFT

- Substantial and very spacious property with 4 double bedrooms
- Large and secluded lawned garden
- Quiet and attractive cul-de-sac position
- Popular village location six miles from Hereford City Centre
- Sold with no onward chain
- Double garage & large driveway



Ground Floor

With canopy entrance porch, two outside lights and entrance door leading into the

Entrance Hall

With wood effect flooring, two ceiling light points, radiator, coving, carpeted stairs leading up with useful under stair storage cupboard, door leading into the integral double garage and further doors to

Downstairs Cloakroom

Comprising a low flush w/c, pedestal wash hand basin with tiled splash back, radiator, ceiling light point and extractor.

Lounge/Dining Room

A spacious lounge/dining room with triple aspect double glazed windows to the front and side with double glazed sliding doors out to the conservatory, two radiators, coving and three ceiling light points.

Conservatory

With tiled floor, power points, double glazed windows and french doors out to the rear garden.

Kitchen/Breakfast Room

Fitted kitchen comprising a range of wall and base units with fitted peninsula and breakfast bar, 1 1/2 bowl sink and drainer unit, integrated oven and oven with extractor over, space for an under counter fridge, window and door to the rear, radiator, two ceiling light points and door into the

Utility Room

With space and plumbing for a washing machine, tumble dryer and space for a freestanding fridge/freezer, ceiling light point, radiator and door out to the side.

First Floor Landing

With fitted carpet, two ceiling light points, radiator, double glazed window overlooking the garden, loft hatch with pull down ladder and doors leading into

Bedroom One with En-suite

A spacious main bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the front aspect and door leading into the En-suite shower room comprising low flush w/c, wash hand basin with tiled splash back and storage below, a walk in shower with mains fitment shower head over, radiator and double glazed window.

Bedroom Two

Another spacious bedroom with fitted carpet, central ceiling light, radiator, ample space for wardrobes and double glazed window to the rear aspect.

Bedroom Three

With fitted carpet, central ceiling light, radiator, ample space for wardrobes and dual aspect double glazed windows to the front and side.

Bedroom Four

A fourth double comprising fitted carpet, ceiling light point, radiator and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, pedestal wash hand basin, low flush w/c, part tiled surround, radiator, double glazed window and airing cupboard housing the hot water cylinder.

Outside

To the front there is a large tarmac driveway providing off road parking with a good sized area of lawn and two paths leading to the side access gates. To the rear there is a large garden mostly laid to lawn with a foot sized paved patio area, there are an array of ornamental plants and shrubbery. The garden is enclosed by fencing and benefits from two useful side access gates, a wooden storage shed and greenhouse.

Double Garage

With light, power, electric up and over door to the front and wall mounted gas central heating boiler.

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, turning right for Clehonger and following the signpost for Madley. On entering Madley turn left at the crossroads passing the church on the left-hand side and after approximately 400 yards turn right into Sycamore Croft.

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.

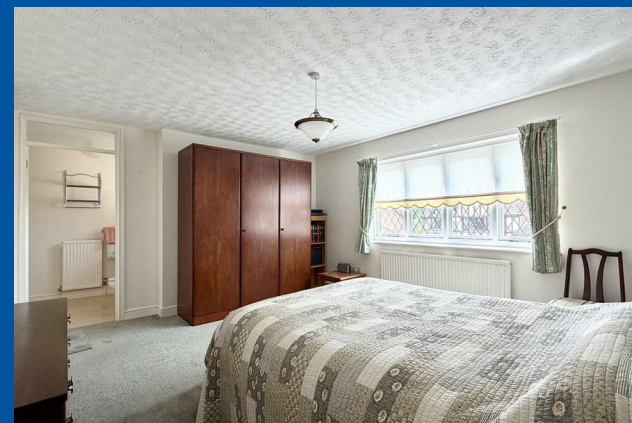
Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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6 Sycamore Croft, Madley, Hereford



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

EPC Rating: C Hereford Council Tax Band: E

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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