YEW COPPICE LYDE

HEREFORD HR4 8AD

Asking Price £470,000

FREEHOLD

An impressive and spacious five bedroom semi detached family home, situated in the popular rural location of Upper Lyde, just north of Hereford City. Offering generously proportioned and versatile accommodation throughout, the property benefits from four double bedrooms, a fifth bedroom/home office, three reception areas including a large conservatory, a spacious kitchen/dining room, utility room and family bathroom. A viewing is highly recommended.

Flint & Cook

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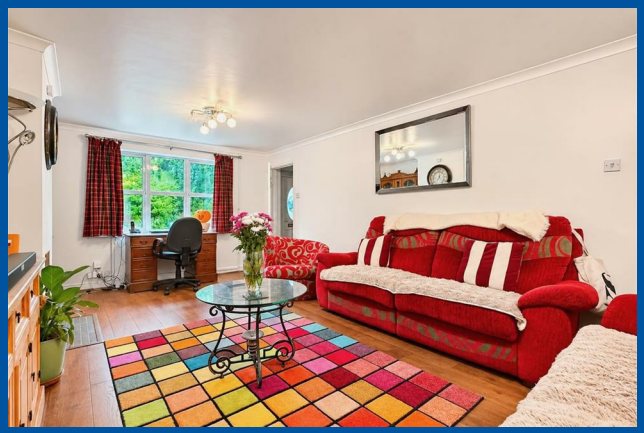
• Substantial semi detached home • Five bedrooms, three receptions • Large driveway & enclosed garden • Ideal family home • Must be viewed • Popular rural location north of Hereford



Ground Floor

With entrance door leading into the

Entrance Porch

With UPVC entrance door leading into a spacious entrance porch, having tiled flooring, ceiling light point, double glazed windows to the front aspect and ample space for coat and shoe storage. A further door leads into the

Entrance Hall

With tiled flooring, wooden staircase leading to the first floor with useful under stair storage space, ceiling light point, and doors leading into the

Living Room

A spacious and inviting reception room with wood-effect flooring, two ceiling light points, decorative coving, radiator and double glazed window to the front aspect. A particular feature of the room is the wood-burning stove with tiled hearth, creating an attractive focal point. French doors open into the conservatory, providing an excellent flow between the living accommodation and rear garden.

Snug

A flexible and versatile additional reception room, ideal as a snug, playroom or home office, with wood-effect flooring, central ceiling light point, radiator and double glazed window.

Kitchen/Dining Room

A spacious kitchen/dining room, fitted with an extensive range of matching wall and base units with ample work surfaces over, incorporating a one-and-a-half bowl sink and drainer unit. There is a Rangemaster cooker with five-ring gas hob and ovens below, space for an American-style fridge/freezer and space and plumbing for a dishwasher.

The room provides ample space for a large dining table, making it ideal for family meals and entertaining. Further features include tiled flooring, recessed spotlighting, radiator and double glazed window to the side aspect. French doors open into the conservatory, whilst a further door leads into the

Utility Room

A useful utility area with fitted storage cupboards, space and plumbing for a washing machine and tumble dryer in a stacked arrangement, ceiling light point and door leading into the

Downstairs Cloakroom

With low flush WC, wash hand basin with storage cupboard below, tiled flooring, ceiling light point and cupboard housing the gas central heating boiler.

Conservatory

A fantastic addition to the property, this large conservatory is positioned to the rear and provides a bright and versatile reception space, ideal for relaxing or entertaining whilst enjoying views across the garden. With laminate flooring, central ceiling light point, power points, wall-mounted air conditioning unit and double glazed sliding doors opening onto the rear patio.

The conservatory is conveniently accessed from both the living room and kitchen/dining room.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, access to the loft space and doors leading to all bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light point, radiator and double glazed window to the front aspect. The room benefits from an extensive range of fitted bedroom furniture, including wardrobes and dressing table, providing excellent storage.

Bedroom Two

Another generously proportioned double bedroom with fitted carpet, central ceiling light point, radiator and double glazed

window to the front aspect. There is a large fitted wardrobe together with additional useful storage within the eaves.

Bedroom Three
A further spacious double bedroom with fitted carpet, central ceiling light point, radiator and double glazed window overlooking the rear garden. The room benefits from two fitted single wardrobes together with additional storage.

Bedroom Four
A fourth double bedroom with fitted carpet, central ceiling light point, radiator, additional loft hatch and double glazed window to the rear aspect.

Bedroom Five
An excellent fifth bedroom, ideally suited as a single bedroom, nursery or dedicated home office. With fitted carpet, ceiling light point, radiator and double glazed window to the front aspect.

The room benefits from a large fitted storage cupboard over the stairs, double fitted wardrobe and further useful storage, making it a particularly versatile space.

Bathroom
Fitted with a comprehensive suite comprising panelled corner bath with tiled surround, large walk-in shower enclosure with mains-fed rainfall shower head, pedestal wash hand basin and low flush WC. Double glazed window to the rear aspect.

Outside
To the rear of the property is a good-sized, enclosed garden, attractively arranged over different levels and offering a combination of paved patio, decking and lawned areas. Immediately adjoining the property are areas ideal for outdoor seating, dining and entertaining, with stone steps and pathways connecting the different sections of the garden. There is a generous lawned area, ideal for children and pets, together with a useful garden shed. A concrete pathway leads to a substantial detached outbuilding, currently providing excellent storage and workshop potential, with UPVC doors. The garden is enclosed by a mixture of fencing and mature hedging, creating a pleasant outdoor space for the whole family to enjoy. To the front of the property is a large tarmacadam driveway providing ample off-road parking for several vehicles with a useful side access gate leading to the garden.

Directions
From Hereford proceed north on the A49 towards Leominster, proceed past Kenchester and take the left hand turning signposted for Upper Lyde where the property is situated on the left hand side as indicated by the Flint & Cook for sale board.

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 and electricity are connected. LPG Gas-fired central heating. Private drainage system.

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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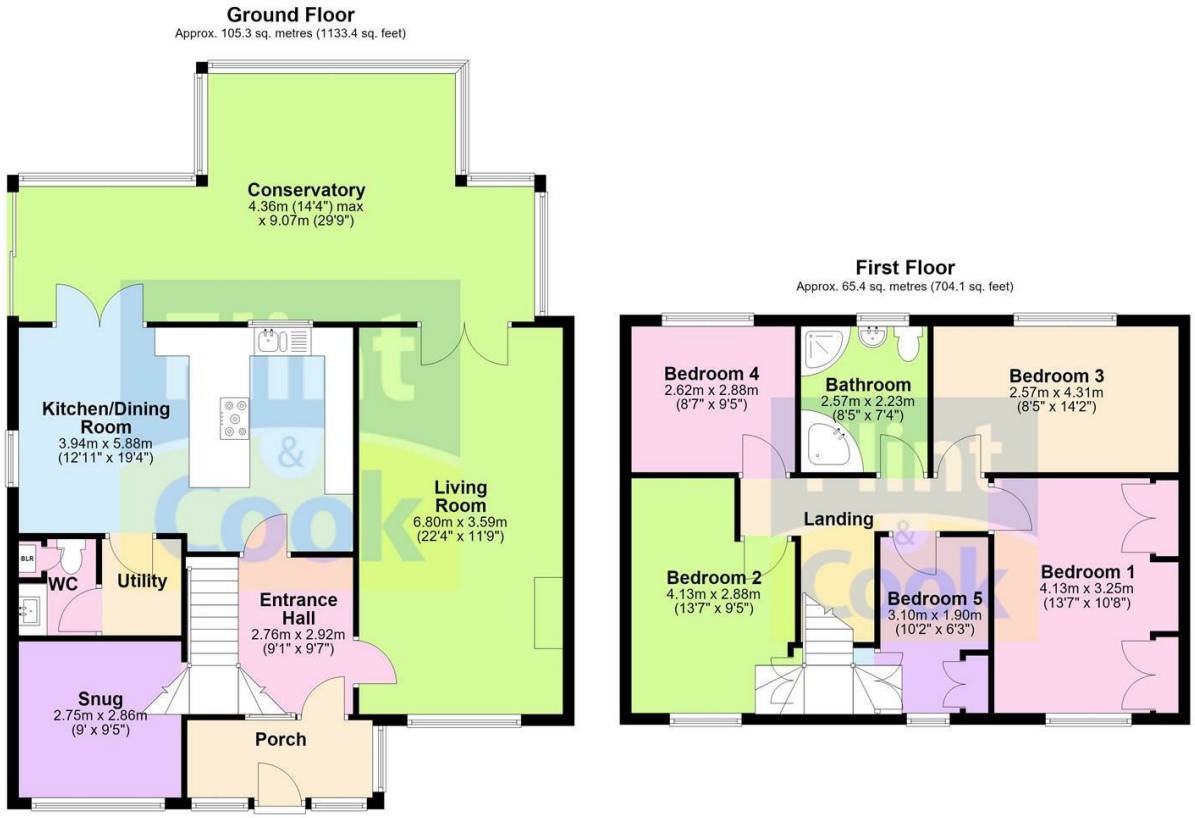
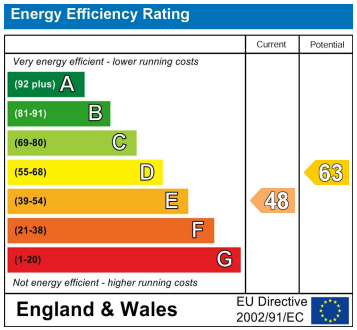


Total area: approx. 170.7 sq. metres (1837.5 sq. feet)



EPC Rating: E Hereford Council Tax Band: C

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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