



Total area: approx. 140.7 sq. metres (1514.7 sq. feet)

These plans are for identification and reference only.
 Plan produced using PlanUp.

24 Cleeve Orchard, Hereford



24 Cleeve Orchard Holmer Hereford HR1 1LF

£355,000

- North outskirts of the city
- Well maintained detached family house
- 2 Reception rooms
- 4 Double bedrooms
- Private rear garden
- Garage and ample parking

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Occupying a cul-de-sac position on the north outskirts of the city, a spacious 4-bedroom detached house offering ideal family accommodation. The property has gas central heating, double-glazing, private rear garden, off-road parking, and to fully appreciate this property we recommend an internal inspection.

Hereford city centre is within easy reach. There is also a wide range of amenities nearby including popular primary and secondary schools, church, public house, Hereford Leisure Centre, countryside walks and daily bus services.

In more detail the spacious accommodation comprises: -

Ground floor

Entrance porch

Approached through double-glazing sliding door, tiled floor, internal door to the garage (with scope to convert subject to necessary consent), door to

Spacious reception hall

Karndean feature flooring, carpeted staircase to first floor, radiator, understairs store cupboard, central heating thermostat, door to

Cloakroom

WC, wash hand basin with tiled splashback, Karndean feature flooring, window with Venetian blind, radiator.

Large lounge

Carpet, double radiator, TV aerial point, feature fireplace with hearth, display mantel and gas coal-effect living-flame fire, coved ceiling, decorative wall and centre lights, sliding patio door to rear garden.

Dining room

Karndean feature flooring, radiator, window to front, coved ceiling, range of wall lights.

Fitted kitchen

1 1/2 bowl sink unit with mixer tap, range of wall and base cupboards, worksurfaces with tiled splashbacks, built-in Bosch single oven, 4-ring gas hob with cooker hood, Worcester gas central heating boiler, window to rear with Venetian blind, space for breakfast table, space with plumbing for mini-dishwasher, radiator, display shelving, archway to the

Utility room

Single drainer sink unit, wall and base cupboards, worksurface with space below for fridge and freezer, also with plumbing for washing machine, door to side pathway.

First floor

Landing

Access hatch to loft space which is fully boarded with power and lighting, carpet, airing cupboard with shelving.



Bedroom 1

Carpet, radiator, window to rear with Venetian blind, space for wardrobes, door to **en-suite shower room** having corner shower cubicle with rainwater-style shower head and glazed door, pedestal wash hand basin with tiled splashback and mirror over, WC, radiator, window with Venetian blind.

Bedroom 2

Carpet, radiator, window to rear, space for wardrobes.

Bedroom 3

Carpet, radiator, decorative wall, window to front with roller blind, built-in single wardrobe with hanging rail and shelf.

Bedroom 4

Carpet, radiator, window to front with roller blind, built-in single wardrobe with hanging rail and shelving.

Bathroom

Suite comprising panelled bath with shower unit over and glazed screen, WC and wash hand basin with storage below, utensil shelf and mirror over, radiator, partly tiled wall surrounds, window with Venetian blind.

Outside

To the front of the property there is an extensive brick-paved driveway providing ample off-road parking, bordered by flowers and shrubs, enclosed by fencing and having access to the **Garage** with up-an-over door, light, power, ample storage space, space and plumbing for washing machine, sink unit and internal door to the entrance porch.

To the immediate rear of the property there is a good-size paved patio area providing the perfect entertaining space, and this leads onto the remainder of the garden, which is mainly laid to lawn, well enclosed by fencing, hedging and mature trees to maintain privacy. Timber garden shed. Side access gate. Outside tap.



General information

Services

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

Outgoings

Council tax band E - payable 2023/24 £2643.90
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed north out of Hereford on the A49 towards Leominster. Turn right at the roundabout by the Starting Gate into Roman Road. After approximately 250 yards take the 2nd left into Cleeve Orchard, then 1st right into the cul-de-sac. 24 is located in the far right-hand corner. What3words: punk.race.flying

Viewing

Strictly by appointment through the Agent, **Flint & Cook**, Hereford (01432) 355455.

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
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