

FOR
SALE



32 Warwick Road, Lower Bullingham, Hereford HR2 6FB

£359,500 - Freehold

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PROPERTY SUMMARY

Superb modern detached house in popular residential location with 4 good sized bedrooms, en-suite, very large conservatory, converted garage, lovely garden. Immaculately presented.

POINTS OF INTEREST

- *Superb modern detached house*
- *Popular residential location*
- *Gas central heating, double glazing*
- *4 Good size bedrooms (1 en-suite)*
- *Very large conservatory*
- *High quality fitted kitchen*



ROOM DESCRIPTIONS

Canopy Porch

Door to

Entrance Hall

Oak flooring, radiator, understairs store cupboard, door to

Study

(former garage), radiator, oak flooring, window to front, door to large walk-in store cupboard with electric fuseboard.

Lounge

Inset log-effect remote controlled electric fire with surround, oak flooring, radiator, window to front, double doors to the dining area.

Open plan kitchen/dining room

Superbly fitted with a contemporary-style Wren kitchen with hardwood worksurfaces, tiled splashbacks, 1½ bowl sink unit with extendable mixer tap, built-in Bosch double oven/grill, built-in fridge-freezer, built-in dishwasher, wine cooler, ceramic hob with extractor hood, ladder-style cupboard, oak flooring, vertical radiator, window, double doors to conservatory, door to

Utility Room

Tiled floor, store cupboards, plumbing for washing machine, door to conservatory and

Cloakroom

WC, wash hand basin with cupboard under, tiled floor, window.

Large Conservatory

Oak flooring, radiator, double doors to rear, door to side.

A staircase leads from the entrance hall to the

Landing

Hatch to roof space, smoke alarm, airing cupboard housing the intelligent gas central heating boiler.

Bedroom 1

Walk-in double wardrobe, further storage cupboard, door to the En-suite Shower Room - refitted with tiled shower cubicle, electric shower fitment, glass screen, wash hand basin with cupboard under, WC with concealed cistern, ladder-style radiator, window, extractor fan, mirrored storage unit.

Bedroom 2

Built-in wardrobe, radiator, window to front.

Bedroom 3

Built-in wardrobe, radiator, window to rear.

Bedroom 4

Radiator, window to rear.

Bathroom

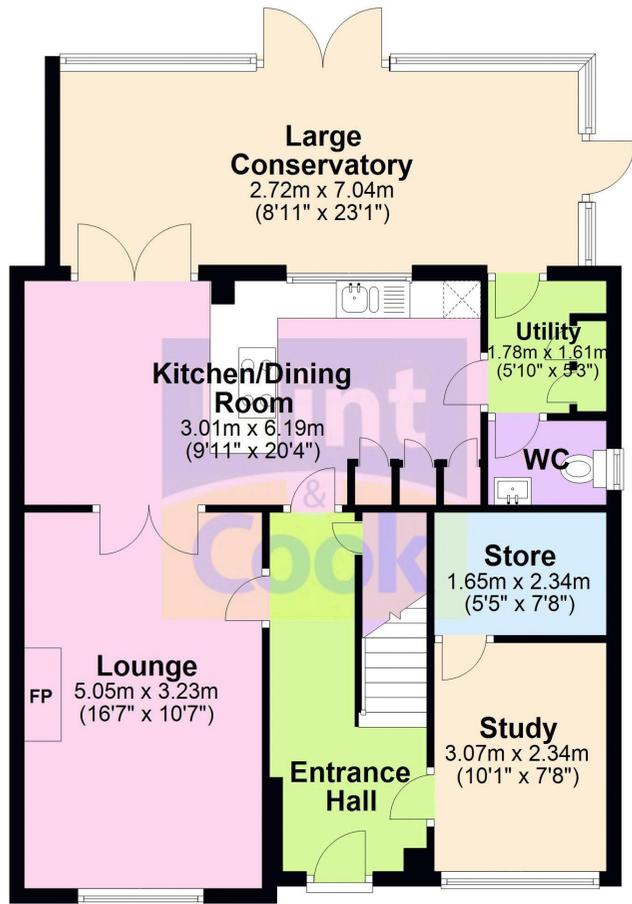
Refitted with white suite comprising bath with mixer tap and electric shower, wash hand basin with cupboard under, and WC, extractor fan, store cupboard, ladder-style radiator, window.

Outside

To the front there is a double-width brick-paved driveway and gravelled garden with ornamental shrubs and box hedging. The rear garden is enclosed by fencing and includes a paved patio, lawn, ornamental shrubs, a covered seating area and garden shed. There is a further patio area to the rear corner.

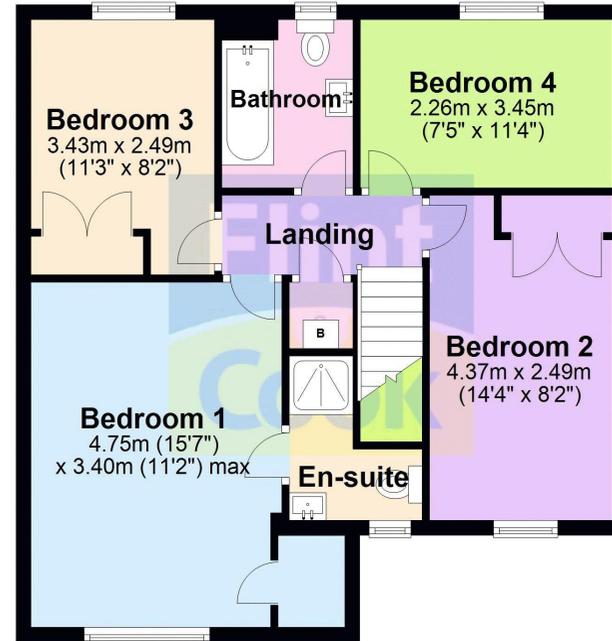
Ground Floor

Approx. 83.2 sq. metres (895.5 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 141.5 sq. metres (1522.6 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			