

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**

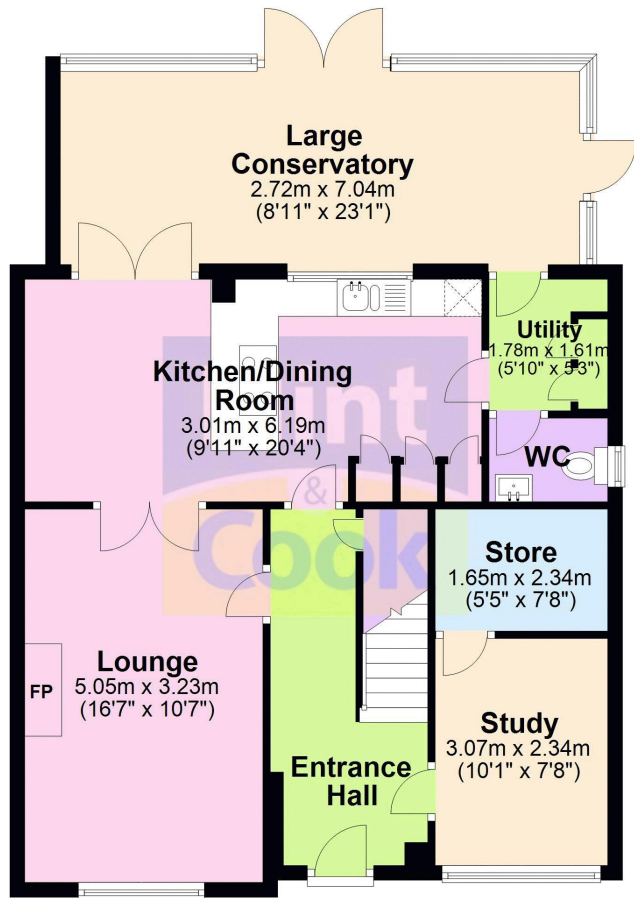
Refitted with white suite comprising bath with mixer tap and electric shower, wash hand basin with cupboard under, and WC, extractor fan, store cupboard, ladder-style radiator, window.

### **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.

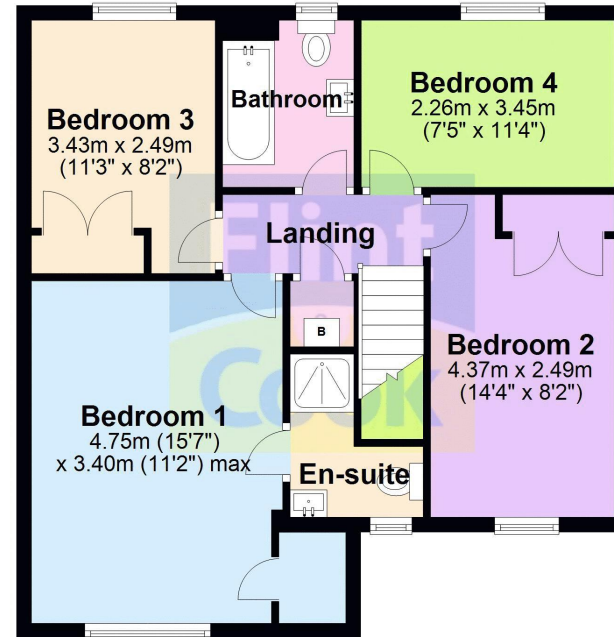
### Ground Floor

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			