

FOR
SALE



Blackberries Cross Keys, Hereford HR1 3NN

£615,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Recently constructed detached property in lovely rural/village location with 4/5 bedrooms, 3 bath/shower rooms, under-floor heating, conservatory, double garage with studio/office over, attractive, manageable garden.

POINTS OF INTEREST

- *Recent constructed detached property*
- *Lovely rural location*
- *4/5 bedrooms*
- *3 bath/shower rooms*
- *Under-floor heating*
- *Conservatory*
- *Double garage with studio over*
- *Manageable gardens*



ROOM DESCRIPTIONS

Large Canopy Porch

With door to the

Entrance Hall

Engineered oak flooring, staircase to first floor.

Kitchen/Dining Room

Windows to front and rear fitted with a range of traditional style base and wall mounted units with granite worksurfaces and splashbacks, 1½ bowl sink unit, built in electric oven, 4-ring gas hob, extractor hood, built-in dishwasher, built-in fridge/freezer, engineered oak flooring, double doors into the

Lounge

Engineered oak flooring, window to side and triple doors to the

Conservatory

Tiled floor.

Inner Hall

Airing cupboard.

Utility Room

Base and wall units, sink unit, cupboard housing the central heating boiler, alarm control panel, electric fuseboard, extractor fan, window to front.

Bathroom 1

Suite comprising bath with mixer tap and shower attachment, glass screen, tiled walls and tiled floor, wash hand-basin with cupboard under, WC, ladder style radiator, extractor fan and window.

Bedroom 1

Built-in part mirrored fronted wardrobes, window to rear and door to the En-suite Shower Room with double width tiled shower cubicle with mains overhead and handheld fittings, glass screen, wash hand-basin with cupboards under, WC, ladder style radiator, extractor fan, downlighters, window.

Bedroom 2

Built-in wardrobe, window to rear.

Bedroom 3/Study

Built-in wardrobe, window to front.

Staircase leads from the Entrance Hall to the

Landing

Smoke alarm, radiator, Velux roof window and cupboard housing the hot water cylinder.

Bedroom 3

Radiator, window to side.

Bedroom 4

Radiator, 2 Velux windows to rear.

Bathroom 2

Suite comprising bath with mixer tap and shower attachment, glass screen, tiled walls and tiled floor, wash hand-basin with cupboard under, WC, ladder style radiator, extractor fan and Velux roof window.

Outside

To the front of the property there is a large cobblestone driveway and parking area with lawned areas to either side. There is a pergola feature with climbing plants and rose borders. DETACHED DOUBLE GARAGE with twin up-and-over doors, light, power and side entrance door and access to the first floor STUDIO/OFFICE with Velux roof windows, light, power and radiator. To the rear of the garage is a storeroom. There is a landscaped rear garden which is lawned with well stocked flower borders and a paved patio area with retaining sleepers and the garden is enclosed by fencing. Beyond the garden there is an additional strip of land which can be incorporated within the garden if required.

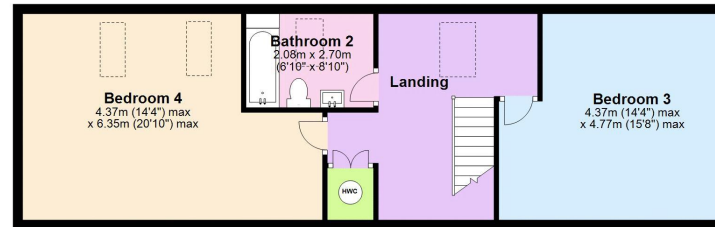
Agents Note

New carpets being fitted in the upstairs bedrooms shortly.

Ground Floor
Approx. 135.1 sq. metres (1454.5 sq. feet)



First Floor
Approx. 64.7 sq. metres (696.3 sq. feet)



Total area: approx. 199.8 sq. metres (2150.8 sq. feet)

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

Blackberries, Cross Keys, Withington, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	89
EU Directive 2002/91/EC			