



Wincroft

89 Three Elms Road
Hereford
HR4 0RN



Wincroft, 89 Three Elms Road, Hereford HR4 0RN

Situated in this highly sought-after residential location, an extremely spacious 4 bedroom detached house offering ideal family accommodation.

The property, which is in excellent decorative order, has the added benefit of 3 reception rooms, breakfast kitchen & utility, 4 good size bedrooms and useful loft room, extensive rear garden, no onward chain and to fully appreciate this property we strongly recommend an internal inspection.

Hereford City centre is within easy driving distance and there is also a range of amenities nearby including popular primary and secondary schools, church, public house, shop, supermarket, countryside walks and daily bus services. In more detail, the impressive accommodation comprises:-

Ground floor

Recessed Entrance Porch

Tiled floor and composite entrance door with feature glazed side panels through to the

Reception Hall

Tiled floor, understairs store cupboard, radiator, feature side window, turning staircase to the first floor and door to the

Cloakroom

Low flush WC, pedestal wash hand-basin, radiator, double glazed window with Venetian blind, partial panelled walling, recessed spotlighting.

Lounge

Exposed floorboards, radiator, dado rail, coved ceiling, large double glazed bay window to the front aspect with Venetian blinds and feature fireplace with hearth, display mantel and built-in gas coal effect living flame fire, dimmer control.

Dining Room

Feature flooring, radiator, 2 double glazed windows to the side aspect with Venetian blinds, dado rail and glazed panelled double doors through to the

Extended Family Room

Feature flooring, dividing archway, 2 upright radiators, twin display recess, central ceiling light/fan, feature fire surround with hearth, display mantel and built-in gas coal effect living flame fire, coved ceiling, double glazed double French doors with side panels opening onto the rear patio and garden and glazed panelled door to the

Kitchen/Breakfast Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, feature flooring, display shelving, double glazed windows to the side aspect with roller blinds, central ceiling light/fan, space for breakfast table, space for upright fridge/freezer, space for dishwasher, built-in double oven and 4-ring gas hob with cooker hood over, access from the Reception Hall and glazed panelled door with side panels through to the

Utility Room

Single drainer sink unit with mixer tap over, wall and base cupboards, worksurfaces with tiled splashbacks, feature flooring, space and plumbing for washing machine and tumble dryer, large roof lights with fitted blinds, double glazed window and door to the rear garden and large store cupboard with shelf, ideal for vacuum cleaner, ironing board etc.

Bespoke turning staircase leads up from the Reception Hall to the

First floor

Spacious Landing

Feature flooring, radiator, access hatch to loft space, feature side window and useful built-in boiler/airing cupboard with shelf, overhead storage and also housing the gas central heating boiler.

Bedroom 1

Feature flooring, central ceiling light/fan, radiator, range of fitted wardrobes with partially mirrored doors, double glazed window to the front aspect with Venetian blinds.

Bedroom 2

Feature flooring, radiator, double glazed window to the side with roller blind, central ceiling light/fan and built-in double wardrobe.

Bedroom 3

Feature flooring, coved ceiling, radiator, central ceiling light/fan, double glazed window enjoying a fine outlook across the rear garden.

Bedroom 4

Feature flooring, radiator, double glazed window to the side with Venetian blind and built-in double wardrobe and central ceiling light/fan.

Bathroom

Suite comprising panelled bath with handheld shower attachment over, pedestal wash hand-basin, tiled floor and wall surround for easy maintenance, radiator with decorative cover, double glazed window with Venetian blind, large wall mirror, recessed spotlighting. Separate WC with low flush cistern, radiator, double glazed window, recessed spotlighting and handrails.

Large Shower Room

With suite comprising low flush WC, vanity wash hand-basin with ample storage above and below with central mirror and lighting above, tiled floor, ladder style radiator with towel rail, double glazed window with Venetian blind, panelled ceiling with recessed spotlighting, panelled walls for easy maintenance and large shower cubicle with handrails.

From the first floor landing, a carpeted staircase leads up to the

Loft Room

Fitted carpet, eaves store cupboards, double wardrobe with hanging rail and offering the perfect work-from-home office space or children's playroom.

Outside

To the front of the property, double gates with a pedestrian gate to the side open onto a good size brick-paved driveway providing off-road parking facilities enclosed by walling and hedging to maintain privacy and it continues to the front and side of the property to provide access to the rear and through double gates to a further brick-paved area leading to the large **DETACHED GARAGE** with up-and-over door, power and light points, ample storage space and personal door to the rear. To the rear of the garage there is a paved patio area with pergola and sliding patio door leading to a useful storeroom with power and light points and could easily be a home office/gym. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space with access via a feature brick archway onto the good size rear garden which is attractively laid to lawn bordered by a variety of flowers and shrubs and well enclosed by mature trees and fencing to maintain privacy.

There is a timber arbour providing the perfect garden retreat and access through a trellised archway to the bottom of the garden where there is a further lawned area with useful timber garden shed and greenhouse. The rear garden forms a special feature of the property and must be seen to be fully appreciated.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band 'E' - payable 2023/24 £2691/79
Water and drainage - rates are payable.

Tenure & possession

Freehold - vacant possession on completion.

Directions

Proceed west out of Hereford City along the Whitecross Road, taking the 3rd exit at the Monument roundabout onto Three Elms Road. After passing Moor Park Road on the left hand side, Wincroft 89 Three Elms Road is on the left after approximately 100 yards.

Viewing

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

Money laundering regulations

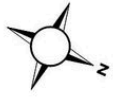
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

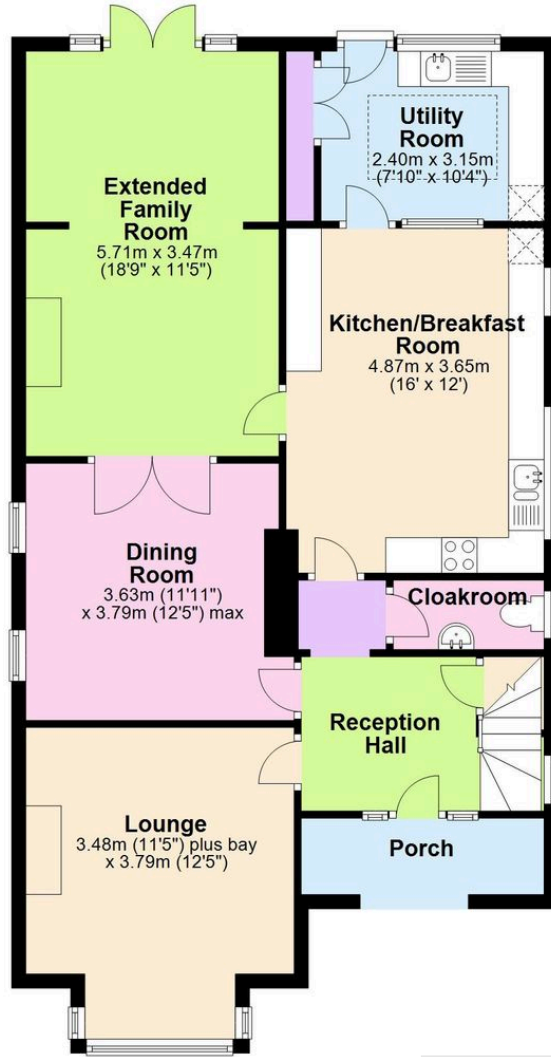






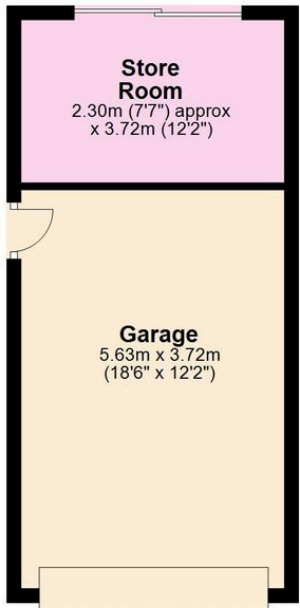
Ground Floor

Approx. 89.7 sq. metres (965.6 sq. feet)



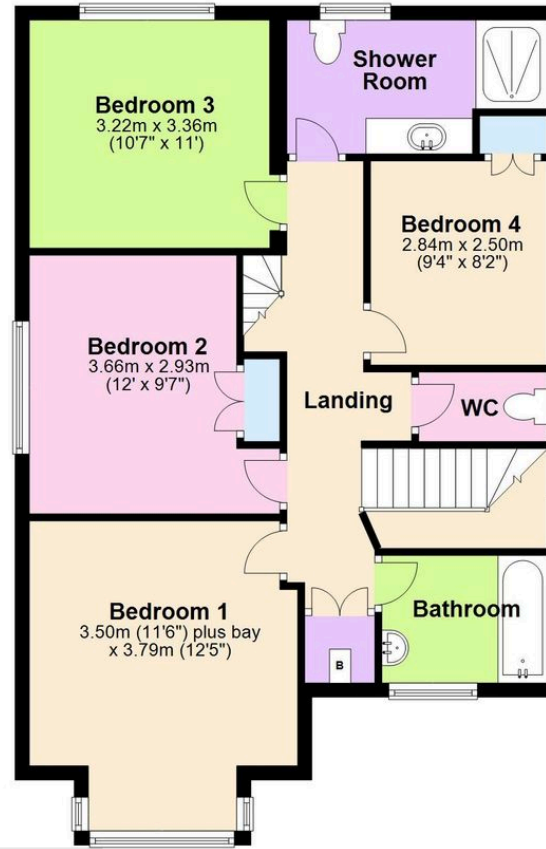
Garage Block

Approx. 0.0 sq. metres (0.0 sq. feet)



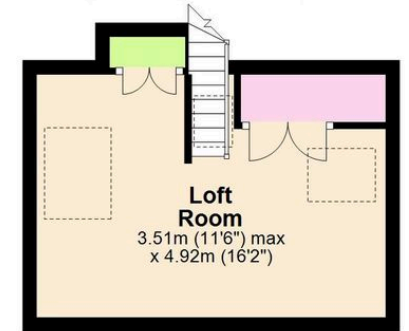
First Floor

Approx. 74.3 sq. metres (799.8 sq. feet)



Second Floor

Approx. 17.4 sq. metres (187.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 181.4 sq. metres (1953.0 sq. feet)

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

89 Three Elms Road, Hereford



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