

FOR
SALE



Taynish, Breinton Lane, Swainshill, Hereford HR4 7PX

£595,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought-after location on the western outskirts of the City, a deceptively spacious 5 bedroom detached residence offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, updated kitchen and bathrooms, extensive front and rear gardens, ample parking and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Deceptively spacious 5-bedroom detached residence*
- *Superb open plan kitchen/breakfast room*
- *2 En-suites & luxury bathroom*
- *Extensive front & rear gardens*
- *Ideal family home*



ROOM DESCRIPTIONS

Double glazed panelled entrance door through to the

Entrance Porch

Tiled floor, ample storage space and glazed panelled door to the

Spacious Reception Hall

Wood-strip flooring, 2 radiators, understairs storage space, stairs to the first floor and door to the

Lounge

A light and airy room with wood-strip flooring, coved ceiling, 2 double radiators, 2 large double glazed windows to the front and side aspects enjoying a pleasant outlook, feature brick open-fireplace with hearth and display mantel over, recessed shelving, built-in store cupboard with shelving above, wall and centre lights and square arch through to the

Dining Room

Wood-strip flooring, radiator, coved ceiling, double glazed double doors to the side patio and glazed panelled door to the

Superb Open-plan Kitchen/Breakfast Room

Kitchen area with 1½ bowl sink unit and mixer tap over, extensive range of base cupboards, ample granite worksurfaces with splashbacks, double glazed windows to the front and rear aspects, feature domed skylight, range of built-in AEG appliances including dishwasher, 5-ring gas hob with splashback and cookerhood over, twin ovens and microwave, recessed spotlighting, pull-out recycling bins and feature flooring. Breakfast area with feature flooring, antique-style radiator, further useful built-in store cupboards, recessed spotlighting, double glazed bi-fold doors to the rear patio and garden, large built-in fridge and freezer, access door from the Reception Hall and door to the

Utility Room

With 1½ bowl sink unit with mixer tap over, useful store cupboards, feature flooring, recessed spotlighting, extractor fan, radiator, space and plumbing for washing machine and tumble dryer and double glazed door to the rear patio and garden.

Downstairs Luxury Bathroom

Suite comprising panelled bath with panelled walls above, low flush WC, vanity wash hand-basin with ample storage below, wall mirror and further storage cupboards above, low flush WC, feature flooring, ladder style towel rail/radiator, double glazed window with blind, recessed spotlighting, extractor fan, further towel rail/radiator and large walk-in double shower cubicle with glazed screen, rainwater-style showerhead above and useful built-in store cupboard with shelving.

Downstairs Bedroom 4

Fitted carpet, radiator, coved ceiling, double glazed windows to the side and rear aspects with blinds and built-in corner store cupboard.

Downstairs Bedroom 5

Fitted carpet, double radiator, double glazed window to the side with blind, coved ceiling and large walk-in wardrobe.

From the Reception Hall, there is a door to an Inner Lobby

With door to the

Study/Store Room

With power and light points and internal door to the garage.

Agent's Note

The Study/Store Room was formerly part of the double garage and the wall could easily be removed to re-instate the double garage to its original size.

Spacious First Floor Landing

Radiator, recessed spotlighting, double glazed window to the front enjoying a pleasant outlook, access hatch to loft space and door to

Bedroom 3

Laminate flooring, radiator, double glazed side windows, built-in wardrobe.

Bedroom 2

Fitted carpet, radiator, double glazed window to the side enjoying a pleasant outlook, built-in store cupboard with shelving and door to the EN-SUITE SHOWER ROOM with large double shower cubicle with glazed sliding door, low flush WC, vanity wash hand-basin with storage below, splashback and mirror over, further wall mounted store cupboard, vinyl flooring, radiator, 2 double glazed windows with blinds, extractor fan, ladder style towel rail/radiator.

Bedroom 1

Fitted carpet, radiator, double glazed window enjoying a pleasant outlook across the rear garden, 2 built-in double wardrobes with hanging rails and door to the EN-SUITE SHOWER ROOM with large double shower with rainwater style showerhead above and sliding door, low flush WC, wash hand-basin with splashback, mirror and storage over, feature flooring, 2 double glazed windows, recessed spotlighting, extractor fan, ladder style towel rail/radiator.

Outside

Immediately as you step out to the rear, there is an extensive paved patio area providing the perfect entertaining space which then leads onto the remainder of the spacious rear garden, mainly laid to lawn and interspersed with a variety of flowers, shrubs and mature trees and all enclosed by fencing to maintain privacy with ornamental fishpond, decked area providing the perfect suntrap. Also to the rear there is an extensive WORKSHOP/STORE SHED with up-and-over door, power and light points, glazed windows to the side and access to the rear. To the front of the property there is a large driveway providing ample off-road parking facilities and this leads up to the DOUBLE GARAGE with twin up-and-over doors, power and lightpoints, wall mounted gas central heating boiler and internal door to the Study/Store Room. The remainder of the front garden is attractively laid to lawn and all enclosed to maintain privacy.

Services

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

Outgoings

Council tax band F - payable 2023/24 £3144.09

Water and drainage - metered supply.

Money laundering regulations

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

Viewing

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

Directions

What3words - durations.routines.gong



Ground Floor
Approx. 171.1 sq. metres (1641.8 sq. feet)

First Floor
Approx. 74.3 sq. metres (799.4 sq. feet)

Total area: approx. 245.4 sq. metres (2641.2 sq. feet)

These plans are for identification and reference 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	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	58	72
England, Scotland & Wales		
EU Directive 2002/91/EC		