

FOR  
SALE



31 The Pastures, Lower Bullingham, Hereford HR2 6EU

£329,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the City, a superb 3 bedroom detached house offering ideal family/retirement accommodation. The property, which has been beautifully finished throughout, has the added benefit of gas central heating, double glazing, attractive good size rear garden with large entertaining spaces, ample off-road parking, fine views to the front aspect towards Dinedor 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 close by including primary and secondary schools, church, public house, mini- supermarket, takeaways, countryside walks and daily bus service.

## POINTS OF INTEREST

- *Outskirts of the City*
- *Superb 3 bedroom detached house*
- *3 Receptions, large kitchen & downstairs WC*
- *Good size landscaped gardens*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

**Composite entrance door through to the**

### **Spacious Reception Hall**

Laminate flooring, double glazed side window, coved ceiling, radiator, carpeted staircase with handrail to the first floor, recessed spotlighting and door to the

### **Downstairs Cloakroom**

Low flush WC, radiator, double glazed window, tiled floor, corner wash hand-basin with tiled splashback.

### **Lounge**

Fitted carpet, coved ceiling, feature wall mounted pebble-effect living flame fire with mantel above, useful understairs store cupboard, double radiator, double glazed window to the front aspect and door to the

### **Kitchen/Dining Room**

Kitchen area with 1½ bowl sink unit with mixer tap over, extensive range of wall and base cupboards, ample high gloss worksurfaces with splashbacks, vinyl flooring, double glazed windows to the side and rear enjoying a pleasant outlook, exposed brickwork, mix of ceiling lighting, eye level glass display cabinets, space for upright fridge/freezer, coved ceiling, built-in double oven with cupboards above and below and 4-ring hob with splashback and cooker hood over, built-in microwave, integrated dishwasher, space and plumbing for washing machine. Dining area with fitted carpet, radiator, coved ceiling, decorative wall with feature mirror and open plan access to the impressive garden room with fitted carpet, radiator, skylight, recessed spotlighting, built-in speakers, tilt and turn windows and double glazed sliding door to the rear patio and garden.

**From the Kitchen, there is access to the**

### **Utility Room**

Vinyl flooring, ample storage space, eye-level store cupboard, Worcester gas central heating boiler, worksurface with space below for freezer and tumble dryer etc., power and light points and access to the useful storeroom (originally the front part of the garage) with power and light and roller door to the front aspect.

### **Landing**

Fitted carpet, coved ceiling, radiator, recessed spotlighting, double glazed side window.

### **Bedroom 1**

Fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook with Dinedor in the distance, coved ceiling, recessed spotlighting, access hatch to loft space, wall mounted air conditioning unit (with cold and warm air) and range of fitted wardrobes with mirrored sliding doors.

### **Bedroom 2**

Fitted carpet, radiator, double glazing window to the rear enjoying a pleasant outlook, large freestanding double wardrobe with mirrored sliding doors and wall mounted air conditioning unit (with warm and cold air).

### **Bedroom 3**

Laminate flooring, radiator, double glazed window to the front aspect enjoying a fine outlook with Dinedor in the distance.

### **Bathroom**

Suite comprising P-shaped bath with rainwater style showerhead over with glazed screen, low flush WC, pedestal wash hand-basin, ladder style towel rail/radiator, tiled floor, partially tiled wall surround, wall mirror, recessed spotlighting, extractor fan, double glazed window with Venetian blind.

### **Outside**

To the immediate rear of the property there is a good size paved patio area with water feature providing the perfect entertaining space. This then leads onto the good size garden which is mainly laid to lawn, bordered by flowers and shrubs and enclosed by high fencing to maintain privacy. There is a detached workshop with double doors, power and light points and ample storage space. The property also benefits from a side access gate, outside tap, power point and in the corner of the garden there is a composite decked area with overhead arbour providing the perfect entertaining seating space. To the front of the property there is an attractive lawned garden bordered by flowers and shrubs with paving stone pathway leading the front entrance door. A large drive to the side provides ample off-road parking facilities with further raised lawned area enclosed by fencing with feature tree and further flowers and shrubs.

### **Services**

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

### **Outgoings**

Council tax band D - payable 2023/24 £2173.25

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**

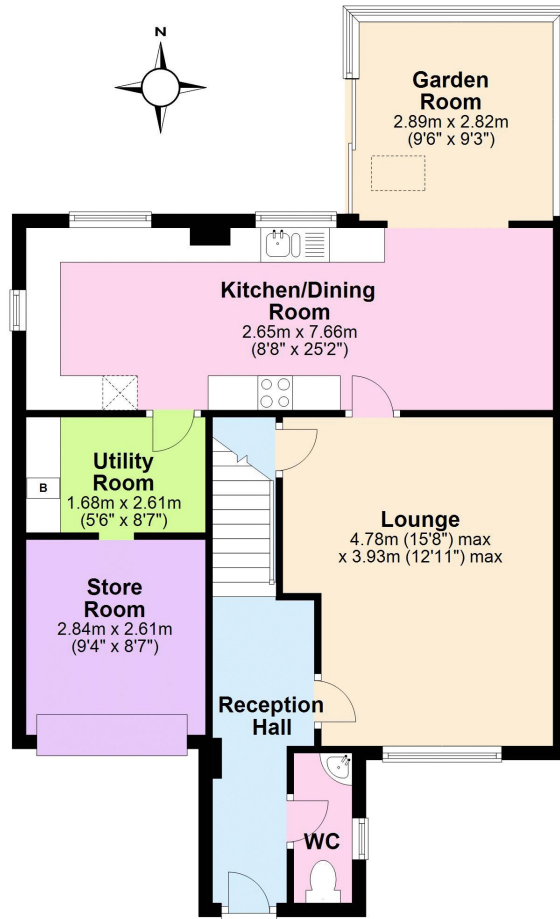
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### **Directions**

What3words - [suspended.rebounded.magazines](https://www.what3words.com/suspended.rebounded.magazines)

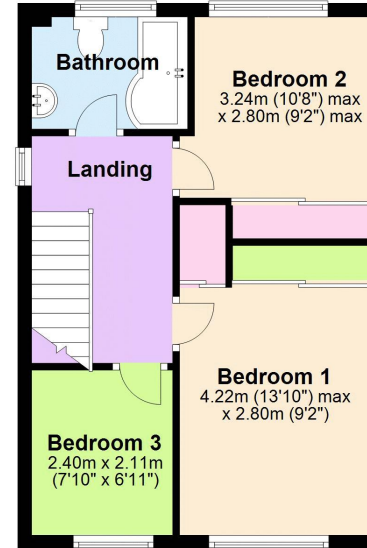
### Ground Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)



Total area: approx. 107.6 sq. metres (1158.3 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+)                                       | <b>A</b> |         | 83        |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> | 70      |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |
| England, Scotland & Wales                   |          |         |           |
| EU Directive 2002/91/EC                     |          |         |           |