

FOR
SALE



5 St. Ethelberts Close, Sutton St. Nicholas, Hereford HR1 3BF

£397,500 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular village location, a spacious 4 bedroom detached house offering ideal family/retirement accommodation. The property, which is offered For Sale with no onward chain, has the added benefit of gas central heating, modern fitted kitchen and utility room, good size rear garden, detached garage and ample parking and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Spacious 4 bedroom detached house*
- *Modern fitted kitchen & utility room*
- *Good size rear garden*
- *Ideal family home*
- *No onward chain!*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and partially glazed panelled door through to the

Spacious Reception Hall

With mat-well, fitted carpet, radiator, coved ceiling and door to the

Downstairs Cloakroom

Low flush WC, wash hand-basin with tiled splashback, radiator, fitted carpet, double glazed window with blind.

Lounge

Fitted carpet, 1 double and 1 single panel radiator, coved ceiling, range of lighting, double glazed bay window to the front aspect and feature Inglenook-style brick fireplace with large hearth, gas coal-effect living flame fire with canopy hood above and timber mantel and recessed lighting.

Dining Room

Fitted carpet, radiator, coved ceiling, double glazed sliding patio door to the rear garden.

Kitchen/Breakfast Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, space for breakfast table, range of integrated appliances including dishwasher, double oven, fridge/freezer, 4-ring gas hob with splashback and cooker hood over, 2 double glazed windows overlooking the rear garden, radiator and door to the

Utility Room

With single drainer sink unit, wall and base cupboards, worksurfaces with tiled splashbacks, space and plumbing for washing machine and tumble dryer, wall mounted gas central heating boiler and partially glazed door to the side pathway.

First floor landing

Fitted carpet, access hatch to loft space, built-in airing cupboard and door to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, fitted bedroom furniture with central dressing table, further built-in wardrobe with folding doors and door to the EN-SUITE SHOWER ROOM with shower cubicle with glazed folding screen, pedestal wash hand-basin, low flush WC, double glazed side window, extractor fan, radiator, shaver light.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect, built-in double wardrobe with folding doors.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear, built-in double wardrobe with folding doors.

Bedroom 4

Fitted carpet, radiator, double glazed window to the rear, built-in double wardrobe with folding doors.

Bathroom

Suite comprising panelled bath with handgrips and shower attachment over, low flush WC, pedestal wash hand-basin with shaver light and point over, radiator, double glazed window, extractor fan.

Outside

To the front of the property there is a large driveway providing ample off-road parking, leading to the DETACHED SINGLE GARAGE with up-and-over door, power and light points and ample storage space. The front garden is attractively laid to lawn, enclosed by hedging for privacy with side gate providing access to the rear. To the immediate rear of the property there is a paved patio area which leads onto the remainder of the good size garden which is laid to lawn and enclosed by fencing 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 E - payable 2024/25 £2852.84

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.

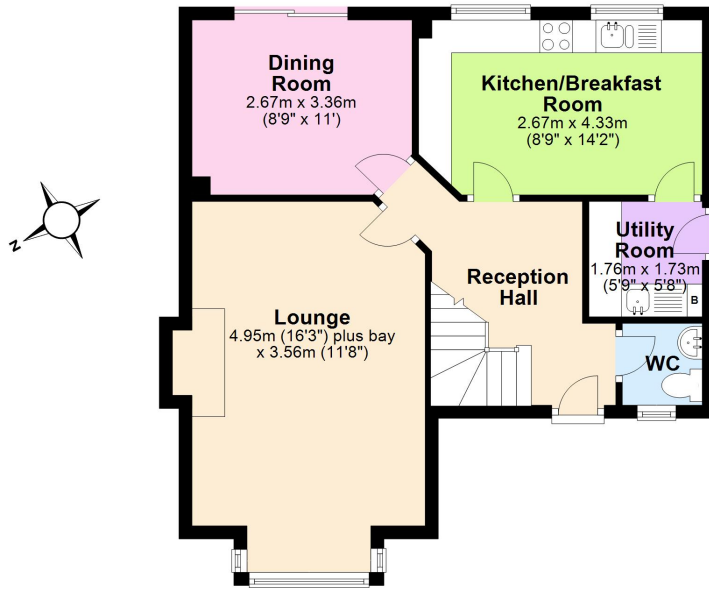
Viewing

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

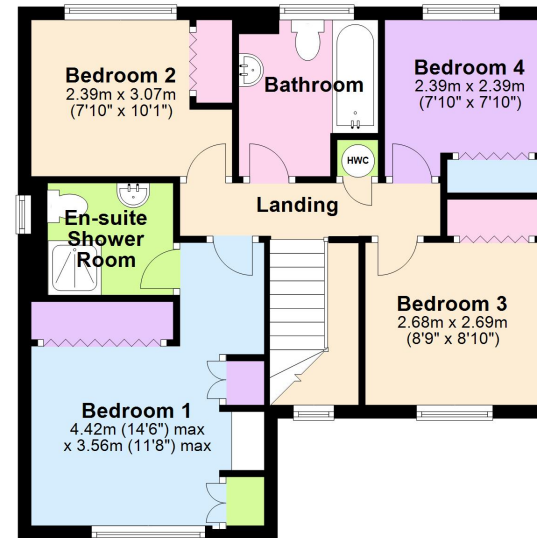
Directions

Proceed northeast out of Hereford City centre along Commercial Road crossing over the railway bridge onto Aylestone Hill. Proceed over the hill and, at the mini-roundabout, take the 2nd left signposted to Sutton St Nicholas. On entering the village of Sutton St Nicholas, St Ethelbert's Close is on the right hand side, just before reaching the school. What3words - positions.faster.decent

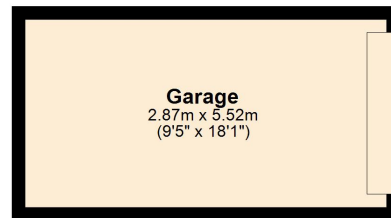
Ground Floor
Approx. 53.7 sq. metres (578.0 sq. feet)



First Floor
Approx. 52.6 sq. metres (566.4 sq. feet)



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



Total area: approx. 106.3 sq. metres (1144.4 sq. feet)

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

5 St Ethelbert Close, Sutton St Nicholas, 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		
	71	83
England, Scotland & Wales		
EU Directive 2002/91/EC		