





8 SWEET CHESTNUT DRIVE

HEREFORD HR4 0FJ

Asking Price £535,000

FREEHOLD

An impressive and beautifully presented four/five bedroom detached family home, situated on the outskirts of Hereford City. The property has been thoughtfully extended and enhanced throughout, offering spacious and versatile accommodation ideal for modern family living. Key features include a superb open-plan kitchen/dining/family room with bi-folding doors opening onto the rear garden, separate lounge, ground floor office/fifth bedroom, four generous double bedrooms, principal bedroom with en-suite and a modern family bathroom. Further benefits include solar panels with battery storage, EV charging point, extensive driveway parking, single garage and beautifully landscaped private rear gardens. An internal inspection is highly recommended to fully appreciate this exceptional family home.

Flint & Cook

8 SWEET CHESTNUT DRIVE

• Modern extended detached house • Four/Five bedrooms, one en-suite • Ideal family home • Sought after residential location • EPC - A, solar & battery storage • Immaculately presented throughout





Ground Floor

With canopy entrance porch, exterior lighting and entrance door leading into the

Entrance Hall

A welcoming entrance hall with tiled flooring, radiator, central ceiling light, smoke alarm, carpeted staircase rising to the first floor and useful understairs storage cupboard. Doors provide access to the principal ground floor accommodation.

Downstairs Cloakroom

Comprising a low-level WC, wash hand basin with tiled splashback, tiled flooring, radiator, ceiling light point and extractor fan.

Living Room

A spacious and comfortable reception room, providing an ideal space for relaxing with family. Featuring fitted carpet, two radiators, ceiling light points, a double-glazed window overlooking the front aspect and a further double-glazed bay window to the side, allowing plenty of natural light to flood the room.

Open Plan Kitchen/Dining/Living Room

Undoubtedly the standout feature of this impressive home, this superb extended open-plan space has been thoughtfully designed to accommodate modern family living, providing generous areas for cooking, dining, relaxing and entertaining.

The contemporary fitted kitchen comprises an extensive range of matching wall and base units, complemented by marble-effect work surfaces and ample storage. Integrated appliances include a dishwasher and eye-level oven, together with a one-and-a-half bowl sink and drainer unit.

A substantial central island provides additional preparation space and incorporates a five-ring induction hob with extractor hood above.

The spacious dining and family areas offer excellent flexibility for furniture arrangements, with a feature wood-burning stove creating an attractive focal point. Two sets of bi-folding doors open directly onto the rear patio and garden, seamlessly connecting the indoor and outdoor entertaining spaces.

Further features include underfloor heating to the extension, two ceiling-mounted infrared heaters, radiators, recessed spotlights and additional ceiling lighting.

An archway leads into the:

Utility/Boot Room

An exceptionally useful and well-equipped utility space offering a range of fitted storage cupboards, boot room-style storage, a sink unit and plumbing and space for a washing machine and tumble dryer.

There is additional space for an American-style fridge/freezer, together with an undercounter drinks fridge. Further features include a ceiling-mounted infrared heater, ceiling light point and a door providing direct access onto the driveway.

A pocket sliding door leads into the:

Office/Snug/Bedroom 5

A versatile additional room, ideal for use as a home office, fifth bedroom, hobby room or occasional guest accommodation. Featuring tiled flooring, recessed ceiling spotlights, a Velux roof window, ceiling-mounted infrared electric heater and a door opening directly onto the rear garden.

First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, loft access hatch and useful storage cupboard with fitted shelving. Doors lead to all four bedrooms and the family bathroom.

Main Bedroom with En-suite

A generously proportioned double bedroom with fitted carpet, radiator, central ceiling light point and a double-glazed window enjoying delightful views towards the surrounding open countryside.
A door leads into the:
En-Suite Shower Room comprising a large walk-in shower enclosure, low-level WC and wash hand basin. Additional features include recessed ceiling spotlights and a double-glazed window.

Bedroom Two

A spacious second double bedroom featuring fitted wardrobes with mirrored sliding doors, radiator, central ceiling light point and a double-glazed window overlooking the rear garden.

Bedroom Three

A further well-proportioned double bedroom with fitted carpet, radiator, ceiling light point and double-glazed window overlooking the front aspect.

Bedroom Four

Another generous double bedroom, featuring fitted carpet, radiator, ceiling light point and a double-glazed window overlooking the front aspect.

Bathroom

A modern and well-appointed four-piece bathroom suite comprising a panelled bath, separate walk-in shower enclosure with tiled surround and mains-fed shower, low-level WC and wash hand basin with tiled splashback.

Further features include a chrome heated towel rail, fitted storage cupboard, recessed ceiling spotlights and a double-glazed window.

Outside

Front Garden & Driveway

The property is approached via an extensive tarmacadam driveway, providing ample off-road parking and access to the single garage, which benefits from an up-and-over door. The driveway also benefits from an EV charging point, outside lighting, an external water tap and convenient access into the utility/boot room. To the front of the property is a paved pathway leading to the canopy entrance porch and front door.

Rear Garden

The beautifully landscaped rear garden is a particularly attractive feature of the property, offering an excellent combination of lawned areas, established planting and outdoor entertaining spaces. Immediately adjoining the rear of the house is a fantastic paved patio, providing an ideal setting for outdoor dining and entertaining, with direct access from the open-plan kitchen/dining/family room via two sets of bi-folding doors. Beyond the patio is a good-sized area of lawn, together with an additional paved seating area featuring a timber pergola, creating another delightful space to relax and enjoy the garden. Raised flowerbeds are stocked with an attractive selection of ornamental plants and shrubs, adding colour and interest throughout the garden. The garden is enclosed by a combination of fencing and brick walling, providing a good degree of privacy. Additional features include hot and cold external water supplies, rear access into the garage and a separate door leading into the utility/boot room.

Single Garage

A single garage with an up-and-over door to the front and additional pedestrian access from the rear garden.

Agents Note

The property benefits from solar panels with battery storage, an electric vehicle charging point, underfloor heating to the extended living accommodation and supplementary infrared heating, providing a range of modern energy-conscious features.

Number 8, Sweet Chestnut Drive is a director for the management company of Sweet Chestnut Drive. A maintenance fee is payable of £TBC every 6 months. This provides use of the private paddock to the rear of the close and maintenance of the communal areas.

Directions

Proceed west out of Hereford along Whitecross Road, taking the 2nd exit onto Kings Acre Road at the Monument roundabout. Continue along Kings Acre Road heading out of Hereford towards Brecon, passing Kings Acre Cars on the right hand side and Sweet Chestnut Drive is approximately 100 yards on the left hand side.

Money Laundering

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 - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

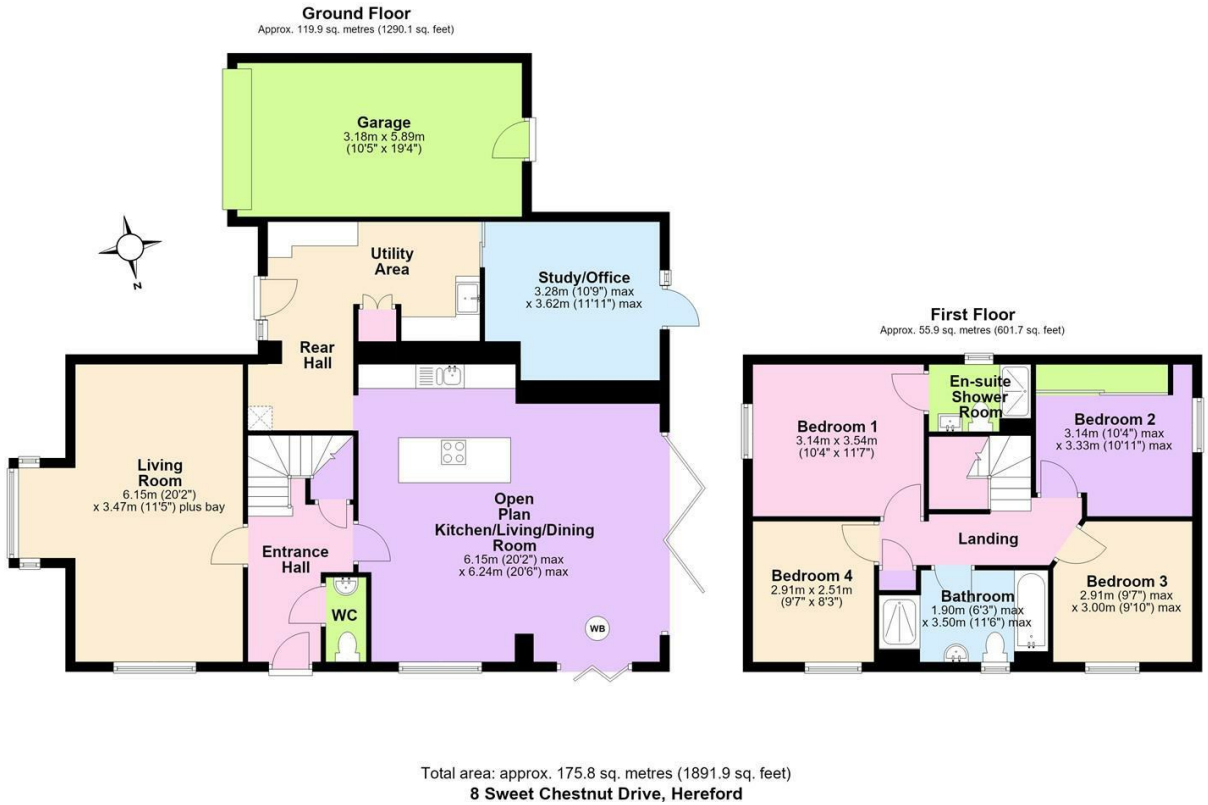
Strictly by appointment through the Agent (01432) 355455.

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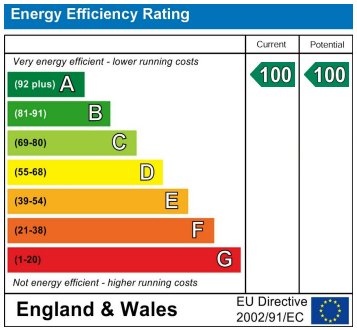




Total area: approx. 175.8 sq. metres (1891.9 sq. feet)

8 Sweet Chestnut Drive, Hereford





EPC Rating: A Hereford Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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