





THE CHERRIES SWAINSHILL

HEREFORD HR4 7PU

Asking Price £365,000

FREEHOLD

A beautifully presented and deceptively spacious three bedroom detached home, enjoying fantastic views across the surrounding countryside. The property offers well-appointed accommodation throughout, including a modern fitted kitchen/breakfast room, spacious lounge/diner, separate dining area, utility room, downstairs cloakroom, three generous double bedrooms, principal en-suite and family bathroom. Outside, the property benefits from a lawned front garden, low-maintenance rear garden, driveway parking and garage. An ideal purchase for families or those seeking a comfortable home in a countryside setting. Viewing is highly recommended.

Flint & Cook

THE CHERRIES SWAINSHILL

• Modern detached house • Three bedrooms, one en-suite • Garage & driveway • Ideal home for families/downsizing • Outskirts of Hereford City • Must be viewed!





Entrance Hall

The property is approached via a composite entrance door leading into a welcoming entrance hall, with wood-effect flooring, radiator, ceiling light point, smoke alarm, central heating thermostat and carpeted staircase rising to the first floor. Doors provide access to the ground floor accommodation.

Cloakroom

Fitted with a low flush WC, wash hand basin with tiled splashback, radiator, extractor fan and ceiling light point.

Kitchen/Breakfast Room

A modern and well-appointed kitchen, fitted with an extensive range of matching wall and base units providing ample cupboard and worktop space, complemented by tiled splashbacks. Integrated appliances include an electric oven and grill, four-ring hob, dishwasher and fridge/freezer. There is also a one-and-a-half bowl stainless steel sink and drainer unit. Further features include recessed ceiling spotlights, radiator and dual-aspect double glazed windows providing plenty of natural light. An opening leads through to the adjoining dining area, creating a practical layout for everyday family living and entertaining.

Lounge/Dining Room

A particularly spacious and versatile reception room, enjoying an abundance of natural light from double glazed windows to the side and rear aspects, together with French doors opening directly onto the front lawn. The room benefits from wood-effect flooring, radiators and a central ceiling light point, offering ample space for comfortable seating and additional furniture. An opening leads into the adjoining dining area, creating a sociable and flexible arrangement. The dining area is a useful additional reception space, ideally suited to family dining and entertaining, with a double glazed window overlooking the rear garden, radiator and central ceiling light point. There is also a useful understairs storage cupboard and a door leading into the utility room.

Utility Room

A practical utility room fitted with worktop space, stainless steel sink and drainer unit, tiled splashback and plumbing and space for a washing machine and tumble dryer. Further benefits include a wall-mounted gas central heating boiler, storage cupboard, radiator, double glazed window and an external door opening onto the covered side porch, providing convenient access to the garden and garage.

First Floor Landing

A generously proportioned landing with fitted carpet, radiator, ceiling light point, smoke alarm and access to the loft space. A double glazed window to the front aspect enjoys fantastic views across the surrounding countryside, with doors leading to all three bedrooms and the family bathroom.

Bedroom One with En-suite

An impressive and spacious principal bedroom, benefiting from dual-aspect double glazed windows to the front and side, enjoying beautiful countryside views. The room offers ample space for freestanding bedroom furniture and wardrobe storage, together with fitted carpet, radiator and ceiling light with fan. A door leads into the private en-suite shower room. En-Suite Shower Room comprising a modern and stylish en-suite with a large walk-in shower enclosure with mains-fed shower, tiled surround, low flush WC and wash hand basin with vanity storage below. Additional features include a chrome heated towel rail, recessed ceiling spotlights and double glazed window.

Bedroom Two

A further spacious double bedroom, enjoying dual-aspect double glazed windows to the front and side, with attractive views over the surrounding countryside. The room benefits from a large fitted triple wardrobe with mirrored sliding door, radiator and central ceiling light point.

Bedroom Three

Another generously sized double bedroom, situated to the rear of the property and currently utilised as a home office. The room enjoys lovely views across the neighbouring countryside and benefits from a fitted double wardrobe with mirrored sliding doors, bespoke fitted shelving, radiator, ceiling light point and double glazed window. Offering excellent versatility, the room would be equally suited as a bedroom, nursery or dedicated home office.

Bathroom

A modern three-piece bathroom suite comprising a panelled bath with mains-fed shower over and tiled surround, vanity wash hand basin with storage below and low flush WC. Further features include a large airing cupboard, recessed ceiling spotlights and double glazed window.

Outside

Outside

The property is approached via a shared tarmacadam driveway leading onto a private brick-paved driveway, providing off-road parking and access to the garage. The attractive front garden is predominantly laid to lawn, featuring two established trees and enclosed by fencing, creating a pleasant outdoor space. A side access gate provides convenient access to the rear garden.

Rear Garden

To the rear of the property is an enclosed, low-maintenance garden, predominantly laid to patio, providing an ideal space for outdoor seating, dining and entertaining. The garden features an attractive selection of ornamental shrubs and established planting, with sleeper edging and fencing providing enclosure. There is also a useful storage area positioned to the rear of the garage, together with external lighting and gated access to the front of the property.

Garage

The garage benefits from an electric roller door, light and power, fitted worktop space and wall-mounted fuse box, offering useful parking, workshop or storage facilities.

Directions

From the Flint & Cook office in Broad Street, Hereford, proceed towards Whitecross Road and continue westwards along the A438 (Kings Acre Road), continue along this road heading past Kings Acre Cars towards Swainshill, as you begin to proceed up the hill, the property is situated on the right hand side as indicated by the agents for sale board.

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

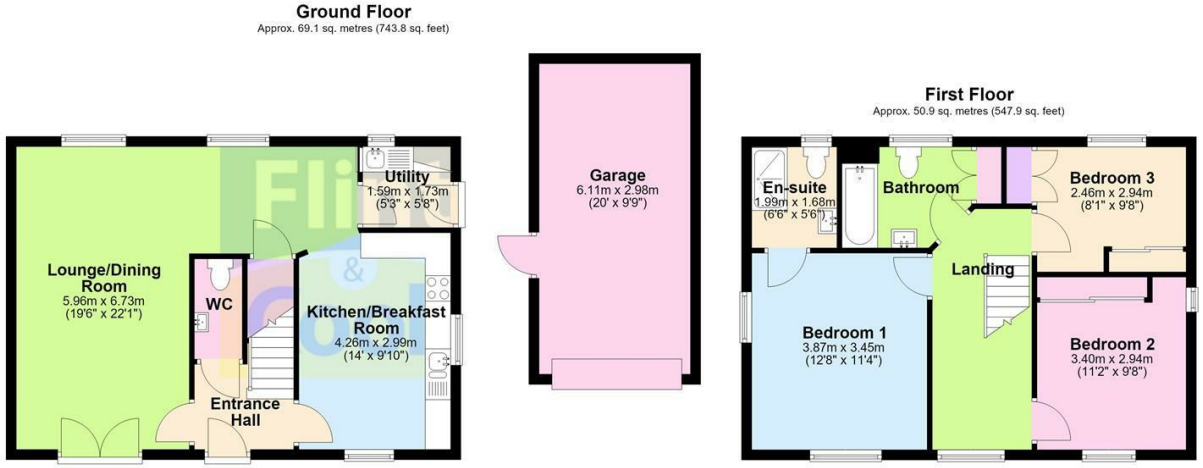
Strictly by appointment through the Agent (01432) 355455.

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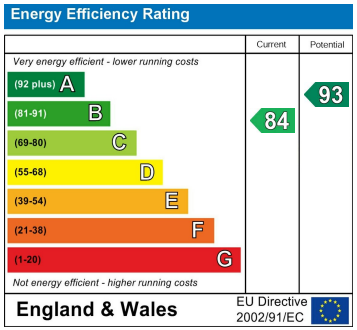






Total area: approx. 120.0 sq. metres (1291.7 sq. feet)





EPC Rating: B Hereford Council Tax Band: D

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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