



4 COPSEWOOD DRIVE HAMPTON DENE, HEREFORD HR1 1AX

£345,000
FREEHOLD

Peacefully situated in one of Herefords highly sought after locations, an impressive three bedroom detached house offering ideal family accommodation. The property which is well presented throughout has the added benefit of gas central heating, double glazing, south facing rear garden, bespoke garden room, ample off road parking & to fully appreciate this property we strongly recommend an internal inspection.



4 COPSEWOOD DRIVE

- Highly sought after location
- Impressive three bedroom detached house
- Lounge, kitchen/diner and converted garage
- South facing rear garden with bespoke outbuilding
- Ideal family home
- Must be viewed!



Ground Floor

With composite entrance door leading into the

Entrance Hall

With coat hooks, electric, light and door to the

Lounge

With feature flooring, double glazed bay window to the front aspect with venetian blind, recess spotlights, radiator, wall mounted electric fire, central heating thermostat, stairs to the first floor and door to the

Kitchen/Dining Room

Kitchen area with 1 1/2 bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces with splash backs, built in single oven with four ring gas hob and cooker hood over, integrated dishwasher, space for upright fridge/freezer, under stair store cupboard, easy to maintain flooring, central spotlighting and coved ceiling. The dining area with double radiator, feature flooring and double glazed double doors to the rear patio and garden.

From the entrance hall there is access to the

Study/ Utility Room (formerly the garage)

With laminate flooring, radiator, double glazed window to the front aspect, further ladder style towel radiator, extensive range of store cupboards, space and plumbing for washing machine and tumble dryer.

Turning carpeted staircase leads up to the

First Floor Landing

With fitted carpet, double glazed side window, access

hatch to the loft space, door to the airing cupboard with ample shelving and housing the gas central heating boiler, door then lead to

Bedroom One

With fitted carpet, radiator, coved ceiling, space for wardrobes and double glazed window to the front aspect,

Bedroom Two

With fitted carpet, radiator, double glazed window to the rear and built in corner wardrobe.

Bedroom

Bedroom Three

With fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

With suite comprising bath with rainwater style shower head over and glazed screen, low flush w/c, pedestal wash hand basin with mirrored medicine cabinet and shaver point over, tiled floor, ladder style towel radiator, part panelled wall, double glazed window with blind, coved ceiling and recess spotlighting.

Outside

To the front of the property there is a good sized brick paved driveway providing ample off road parking with lawned garden to the side. To the immediate rear of the property, there is a good sized paved patio area and with the rear garden facing south, this offers the ideal entertaining space. The remainder of the garden is laid

to lawn, well enclosed by high fencing for privacy with useful side gate, store to the side and access to the bespoke garden room/office. Offering the perfect garden retreat and perfect flexible space as a home office, gym or family room etc, with laminate flooring, power and light points, recess spotlighting, double glazed double doors and further store room to the side, perfect for gardening tools & equipment.

Directions

Proceed east from Hereford along the Ledbury Road, take the right hand turning onto Eign Road continue along heading into Hampton Park Road then take the left turn signposted for Nimrod Drive, follow around heading onto Gorsty Lane, then take the right into Sudbury Avenue, take the second left into Gurney Avenue then first left into Queenswood Drive, take the second right into Copsewood Drive and the property is situated immediately on the right 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

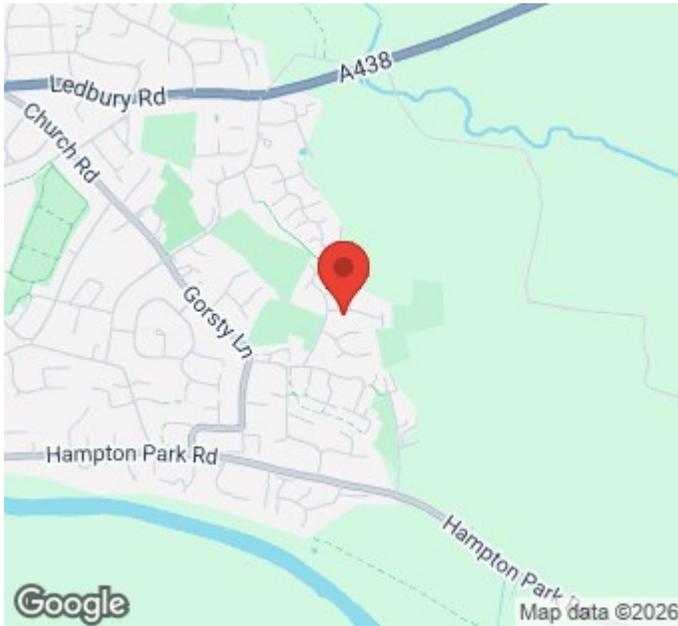
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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EPC Rating: **Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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