





# 17 PYON CLOSE

## CANON PYON, HEREFORD HR4 8QA

**Asking Price £375,000**

**FREEHOLD**

Immaculately presented throughout, this 4 bedroom link-detached home is situated within the popular village of Canon Pyon and offers stylish, versatile accommodation ideal for first-time buyers and families alike. The property benefits from a part-converted garage providing a utility area and snug/fourth bedroom, together with ample driveway parking. To the rear is a delightful south/west-facing garden enjoying beautiful countryside views, completing this superb turnkey-ready home.

Flint & Cook

# 17 PYON CLOSE

• Ideal family home • 4 bedrooms, two bathrooms • A modern link detached house • Turnkey ready!! • Popular village location • South west facing garden & ample driveway parking





## Ground Floor

With canopy porch and composite entrance door leading into the

## Entrance Hall

A spacious reception hall with wood effect flooring, two ceiling light points, space for coat storage, under floor heating thermostat, carpeted stairs leading up, a useful under stair storage space and doors to the

## Downstairs W/C

A white suite comprising a low level w/c, wash hand basin with storage below and tiled splash back, ceiling light points and double glazed window to the front aspect.

## Living Room

A beautifully decorated and presented living space with bespoke fitted cabinetry to either recess of the fireplace with inset electric log effect fireplace and oak mantle over, there is a double glazed window to the front aspect, a central ceiling light, wood effect flooring and a large opening into the

## Dining Room

A light and airy dining space with wood effect flooring continuing through, a central ceiling light, part panelled wall, a pocket door leading into the kitchen and double glazed french doors out to the rear garden.

## Kitchen

A modern fitted kitchen comprising a range of fitted wall and base units with ample work surface space over. There is a 1 1/2 bowl sink unit with inset drainer, a four ring gas hob with cooker hood over, an integrated oven, integrated dishwasher and fridge/freezer, there is a freestanding island with breakfast bar, a double glazed window and door out to the rear with a door also leading back into the entrance hall.

## Utility Room

With fitted work surface space and wooden shelving over, under counter space and plumbing for a washing machine and tumble dryer, useful storage cupboard, spotlights and wood effect flooring.

## Snug/Bedroom Four

A versatile and flexible space offering ideal use as a ground floor bedroom/office or a snug/playroom with wood effect flooring, radiator, ceiling light point, window and door to the rear garden and airing cupboard housing the gas central heating boiler and hot water cylinder.

## First Floor Landing

With fitted carpet, ceiling light point, smoke alarm, radiator, double glazed window to the side aspect, storage cupboard with hanging rail and fitted shelving, a large loft hatch with pull down ladder (part boarded loft), and doors into

## Bedroom One with En-suite

A beautifully presented master bedroom with a dividing wardrobe offering an ideal dressing area with a mix of hanging rails and shelving, the bedroom area has fitted carpet, a radiator, two fitted bedside lights, a central ceiling light, panelled wall and a double glazed window to the rear. There is a useful wardrobe cupboard with automatic light, two further wall lights within the dressing area and a door into the en-suite shower room comprising a large walk in shower with tiled surround and with a mains fitment rainfall shower head over, low level w/c, wash hand basin with storage under, chrome heated towel rail, double glazed window and tiled floor.

## Bedroom Two

A second spacious double comprising fitted carpet, a central

ceiling light, radiator, double glazed window to the front aspect and useful built in wardrobe cupboard with hanging rail and shelving.

### Bedroom Three

A third double comprising fitted carpet, a central ceiling light, radiator, ample space for wardrobes and a double glazed window to the rear aspect with fantastic views towards the countryside.

### Family Bathroom

A modern white full suite comprising panelled bath with part tiled surround, corner shower with mains fitment rainfall shower head over and tiled surround, chrome heated towel rail, low level w/c, wash hand basin with storage below and a double glazed window to the front aspect.

### Outside

To the rear there is a fantastic south/west facing enclosed garden laid to a mix of patio and lawn with an additional raised area of decking. There are an array raised planters full of ornamental plants and shrubbery, a useful wooden storage shed and the garden is enclosed by fencing. To the front there is a double width tarmac driveway with an additional gravelled parking.There is access to the garage store with newly installed double doors and a useful side access gate to the rear.

### Agents note

1. The property benefits from the remainder of a 10 year NHBC warranty beginning in 2018.
2. There is underfloor heating throughout the ground floor (with the exception of the garage conversion which has a radiator linked to central heating).

### Directions

### 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 LPG gas are connected. LPG Gas-fired central heating.

LPG gas is served from a communal tank with all properties individually sub metered.

### 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.

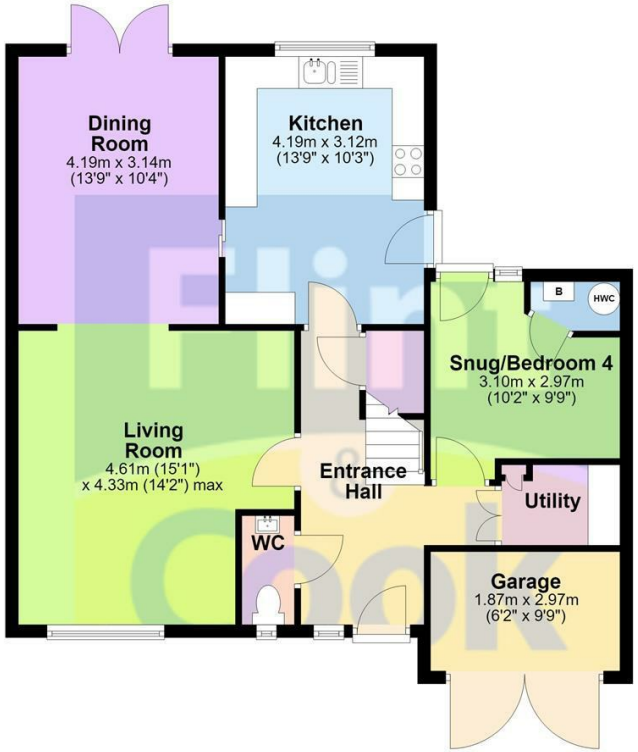
# 17 PYON CLOSE



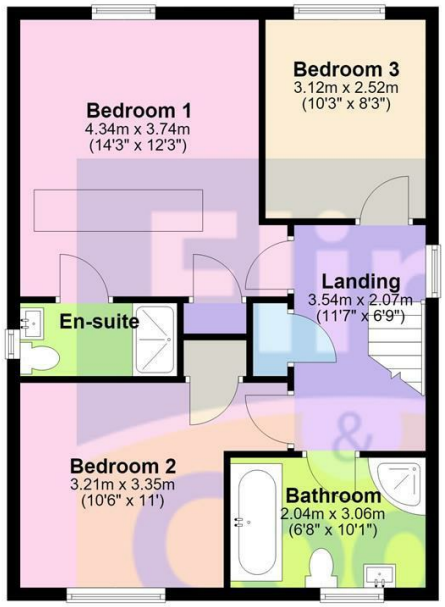




## Ground Floor
Approx. 75.3 sq. metres (810.5 sq. feet)

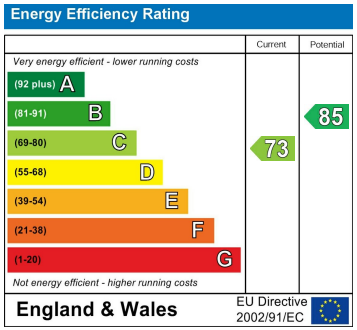



## First Floor
Approx. 56.6 sq. metres (608.8 sq. feet)




Total area: approx. 131.9 sq. metres (1419.3 sq. feet)




## EPC Rating: C  Hereford Council Tax Band: E

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


Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk