



3 THE CRESCENT

HOLMER, HEREFORD HR4 9QX

£465,000
FREEHOLD

Situated in this popular residential location north of Hereford City, a fantastic and immaculately presented four bedroom detached house offering ideal family accommodation. The property which comprises a large living room, dining room, kitchen/breakfast room, large conservatory and downstairs W/C to the ground floor, four double bedrooms, one en-suite and bathroom to the first floor. To the rear there is a fantastic garden with paved patio, an area of lawn, a fantastic home office/games room and a fantastic outdoor entertaining space. A viewing is highly recommended.



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- Ideal family home! • Must be viewed! • Four double bedrooms, 1 en-suite • Fantastic detached house • Driveway, garage, & fantastic gardens • Well presented throughout



Full Description

Situated in this popular residential location north of Hereford City, a fantastic and immaculately presented four bedroom detached house offering ideal family accommodation. The property which comprises a large living room, dining room, kitchen/breakfast room, large conservatory and downstairs W/C to the ground floor, four double bedrooms, one en-suite and bathroom to the first floor. To the rear there is a fantastic garden with paved patio, an area of lawn, a fantastic home office/games room and a fantastic outdoor entertaining space. A viewing is highly recommended.

Ground floor

With recessed entrance porch and door leading into the

Entrance hallway

With fitted carpet, radiator, recess spotlights, carpeted stairs leading up, hive central heating thermostat and doors to

Spacious living room

A spacious, light and airy living room extended to the front with fitted carpet, dual aspect double glazed windows to the front and side aspects with fitted shutter blinds, two radiators, ceiling light point, feature wood burning stove with slate hearth and wooden mantle over with bespoke fitted cabinetry to the sides, a large archway opens up into

Snug area

With fitted carpet, radiator, ceiling light point, double glazed window to the side aspect and double glazed french doors leading out to the conservatory.

Dining room

With vinyl flooring, ceiling light point, radiator, dual aspect double glazed window to the front and side with shutter blinds to the front, part glazed french doors lead into the

Kitchen/breakfast room

Fitted with matching wall and base units, granite work surfaces over, sink and drainer unit, breakfast bar, integrated Samsung oven and combi microwave/grill, four ring induction hob with extractor over, space for American style fridge/freezer, integrated dishwasher, space and plumbing for washing machine, cupboard housing the Worcester Bosch gas central heating boiler, wall mounted fuse box, feature wood burning stove with tiled hearth and wooden surround, recess spotlights, double glazed window, double glazed french doors out to the conservatory and door to the

Side porch

With vinyl flooring, space for coat storage, recess spotlight, door to the side and door into the

Downstairs W/C

With low flush w/c, wash hand basin, double glazed window, tiled floor and surround, recess spotlight.

Conservatory

A fantastic space for all the family with underfloor heating, ample space for both dining and living, double glazed windows and doors lead out to steps down to the rear garden, a side door leads to a side access pathway, two ceiling light points.

First floor landing

With fitted carpet, recess spotlights, smoke alarm, loft hatch and doors to

Bedroom 1 with en-suite

A large master bedroom with a range of fitted units including a range of wardrobes and drawer units, dual aspect double glazed windows to the front and side with fitted shutter

blinds, ceiling light point, radiator and door into En-suite shower room. With double width shower cubicle with shower head over, wash hand basin with storage below and mirror over, macerator low flush w/c, heated towel rail, recess spotlights and storage into the eaves.

Bedroom 2

With fitted carpet, dual aspect double glazed windows to the front and side with shutter blinds, ceiling light point, access doors to the eaves storage, storage space to a recess with fitted shelf and hanging rail.

Bedroom 3

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect, ample space for wardrobes.

Bedroom 4

With fitted carpet, ceiling light point, radiator and recess with storage space for wardrobes or hanging rails, double glazed window to the rear aspect.

Bathroom

A beautifully fitted bathroom with panelled bath, mains fitment rainfall shower head over and tiled surround, vanity wash hand basin with ample storage below and surface space, low flush w/c, illuminating mirror, wood effect tiled floor, double glazed window with shutter blinds, heated towel rail, recess spotlights and plinth lighting.

Outside

The front of the property is approached via a wooden opening gate leading onto a large paved driveway with a further area of stone providing further driveway parking with two side access gates leading to the rear and pathway to the recessed porch. To the rear there is a beautifully presented garden with

a large paved patio, a fantastic purpose built covered seating area providing a great entertaining space, an area of lawn, a feature waterfall, useful outside power points and outside lights and access down to the Outside office/games room. A fantastic space offering versatile use with light and power, internet point, electric heater, recess spotlights, double glazed windows and french doors. Garage with double opening doors to the front, light and power and personal door to the side, there is an additional brick shed.

Directions

Proceed north out of Hereford along Holmer Road, at the starting gate roundabout take the first exit left onto Roman Road and The Crescent is situated a short distance down on the right hand side.

Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating. Telephone (subject to transfer regulations). Outgoings-Council tax band E - £2914.53 for 2025/2026. Water and drainage rates are payable. Viewings-Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm Money Laundering Regulations-Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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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