





3 SPINNEY GROVE

HEREFORD HR1 1AY

Asking Price £365,000

FREEHOLD

Situated in a popular and well-established residential area of Tupsley, this immaculately presented four-bedroom detached family home offers spacious and well-appointed accommodation throughout. The property benefits from a welcoming entrance hall, generous living room, beautifully refitted modern kitchen/dining room, downstairs cloakroom, four bedrooms and a contemporary family bathroom. Further features include an integral single garage, ample driveway parking, attractive wrap-around gardens and 16 solar PV panels with battery storage, offering excellent energy-saving potential. Conveniently located within easy reach of local amenities, schools, Hereford County Hospital and the City Centre, this is an ideal family home which must be viewed to be fully appreciated.

Flint & Cook

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• Modern detached house • Four bedrooms • Popular residential location • Solar PV & battery storage • Modern kitchen & bathroom • Must be viewed!





Entrance Porch

Approached via a UPVC entrance door, the entrance porch features a tiled floor, wall-mounted light, three double-glazed windows with fitted shutter blinds and space for coat and shoe storage. A further UPVC door opens into the

Entrance Hall

A spacious and welcoming entrance hall with tiled flooring, feature ceiling light with additional spotlighting, radiator and carpeted staircase leading to the first floor. Doors provide access to the principal ground floor accommodation and access to the single garage.

Downstairs Cloakroom

Fitted with a low-flush WC, wash hand basin with tiled splashback, chrome heated towel rail, recessed spotlighting and double-glazed window.

Living Room

A spacious and comfortable reception room featuring fitted carpet, central ceiling light, two additional wall lights and a feature gas fireplace with decorative surround, providing an attractive focal point. There is also a radiator and double-glazed window overlooking the front aspect, complete with fitted shutter blind.

Kitchen/Dining Room

An immaculately presented and beautifully appointed kitchen/dining room, recently refitted with a contemporary range of matching wall and base units providing excellent storage, complemented by ample work surfaces.

The kitchen is equipped with a 1½ bowl sink and drainer, NEFF induction hob with extractor hood over, double oven with fitted microwave, integrated dishwasher and space for a freestanding fridge/freezer.

Recessed spotlighting extends throughout the kitchen and dining areas, whilst a double-glazed window overlooks the rear garden. The dining area offers ample space for a family dining table, with a radiator and double-glazed sliding patio doors opening directly onto the rear garden, creating an ideal setting for everyday family living and entertaining.

First Floor Landing

A spacious landing with fitted carpet, two ceiling light points, radiator, access to the loft space, useful built-in storage cupboard and double-glazed window with fitted shutter blind. Doors lead to all four bedrooms and the family bathroom.

Bedroom One

A well-proportioned double bedroom featuring fitted carpet, central ceiling light, radiator and double-glazed window overlooking the front aspect, complete with fitted shutter blind. The room also benefits from fitted wardrobes providing useful storage.

Bedroom Two

A further spacious double bedroom with fitted carpet, central ceiling light, radiator and double-glazed window to the front aspect with fitted shutter blind. There is also a fitted double wardrobe.

Bedroom Three

A well-presented bedroom with fitted carpet, central ceiling light, radiator and double-glazed window overlooking the rear garden, complete with fitted shutter blind. A large fitted wardrobe provides excellent storage.

Bedroom Four

A further bedroom featuring fitted carpet, ceiling light point, radiator and double-glazed window to the rear aspect with fitted shutter blind, together with a fitted double wardrobe.

Bathroom

Accessed via an oak pocket door, a modern family bathroom fitted with a white three-piece suite comprising a panelled bath with mains-fed rainfall shower over, pedestal wash hand basin and low-flush WC. Additional features include a chrome

heated towel rail and double-glazed window with fitted shutter blind.

Integral Garage

Accessed directly from the entrance hall via a fire door, the single garage benefits from light and power, an up-and-over door to the front and houses the consumer unit, solar panel inverter and associated battery storage system.

Outside

Front Garden & Driveway

To the front of the property, a long concrete driveway provides generous off-road parking for several vehicles and leads to the integral single garage, which benefits from an up-and-over door. A useful side access gate provides pedestrian access to the rear garden.

Rear Garden

To the rear of the property is an attractive and well-arranged garden, offering a combination of seating areas, lawned gardens and practical outdoor space.

Immediately adjoining the property is a paved patio, ideal for outdoor dining and entertaining, with a pathway leading to the side access gate. Steps rise to a lawned garden with an additional decked seating area, providing a further space to relax and enjoy the surroundings.

A second gate opens into a further lawned garden area, which benefits from a substantial timber storage shed and greenhouse, making it particularly appealing to keen gardeners and those seeking additional outdoor storage.

Agents Note

The property benefits from a total of 16 solar panels, with 10 positioned on the front roof elevation and a further six to the rear. The system is complemented by an inverter and battery storage facilities housed within the garage.

Directions

Proceed from the City Centre and continue along St Owen Street and onto Ledbury Road, turning right onto Hampton Park Road (B4224). Proceed for approximately one mile before turning left into Sudbury Avenue. Take the third turning right into Gurney Avenue, followed by the first left into Queenswood Drive. Turn right into Thistledown Grove and then left into Spinney Grove, where the property is situated 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. Solar PV & battery storage.

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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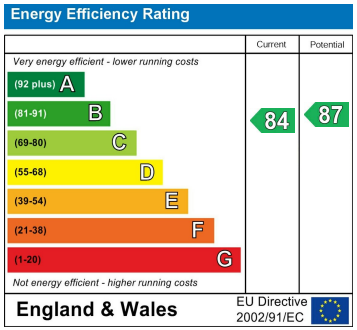




Total area: approx. 103.9 sq. metres (1117.9 sq. feet)

3 Spinney Grove, Hereford





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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