



39 THE SPIRES MORETON-ON-LUGG HR4 8FJ

£400,000
FREEHOLD

This attractive detached property is pleasantly located on a sought after development which lies within the popular village of Moreton on Lugg, just 4 miles north of the cathedral city of Hereford. Within the village there is a shop/post office, church, fish & chip shop and in nearby Wellington there is also a primary school and sports playing field. The property falls within the catchment area at secondary level for Aylestone School.

Constructed in 2019 by Bell Homes to an attractive, traditional style design, the property is highly energy efficient and has the remainder of a 10 year NHCP guarantee. It benefits from double glazing, gas central heating and spacious accommodation which is ideal for family living, with a double width drive, detached garage and a very large rear garden.



39 THE SPIRES

- Modern detached house
- Village development
- 4 miles from Hereford
- Highly energy efficient
- 4 bedrooms - 1 ensuite
- Garage & large gardens



Canopy Porch

With door to

Entrance Hall

With cloaks cupboard, radiator, central heating thermostat, staircase leading up.

Downstairs Cloakroom

With WC, wash hand basin, radiator, under stairs storage area with plumbing for a washing machine, tiled floor, extractor fan, window.

Lounge

With 2 radiators, a window to the front and double doors out to the rear.

Kitchen/Dining Room

Fitted with contemporary style base and wall units, work surfaces with tiled splash backs, sink, built in electric oven and a 4 ring hob with extractor hood over, built in fridge and freezer and dishwasher, 2 radiators, tiled floor, window to the front and double doors out to the rear.

First Floor Landing

With a window to the rear, smoke alarm, radiator, access hatch to the roof space, airing cupboard housing the gas central heating boiler.

Bedroom 1

With a built in wardrobe, radiator, window to the front and door to the

Ensuite Shower Room

With a double tiled shower cubicle with mains fitment,

wash hand basin, WC, tiled floor, ladder style radiator, extractor fan, shaver point and window to the front.

Bedroom 2

With radiator and window to the front.

Bedroom 3

With radiator and window to the rear.

Bedroom 4

With radiator and window to the rear.

Bathroom

Fitted with a white suite comprising bath with mixer tap and mains shower, tiled walls and glass screen, wash hand basin, WC, tiled floor, ladder style radiator, extractor fan, down lighters and window.

Outside

The property occupies a corner position and has a double width brick paved drive and garage. The front garden is lawned with boundary hedging and a pathway. There is side access to the large south-west facing rear garden, which is a feature of the property being enclosed by fencing and mainly lawned with a large paved patio, numerous ornamental shrubs, 2 vegetable beds. There is a useful outside power point and lighting.

Detached Garage

With up and over door, light and power and door to the rear and side access.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Council tax band 'E' - £2,993 for 2025/2026

Water and drainage rates are payable.

What3Words

forced.stadium.nicknames

Directions

From Hereford proceed north on the A49 towards Leominster and into Moreton-on-Lugg and then turn right for the village centre, go past the entrance to St Andrews Close on the left and then turn right into The Spires, turn right opposite the play area and the property is the first on the right hand side.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

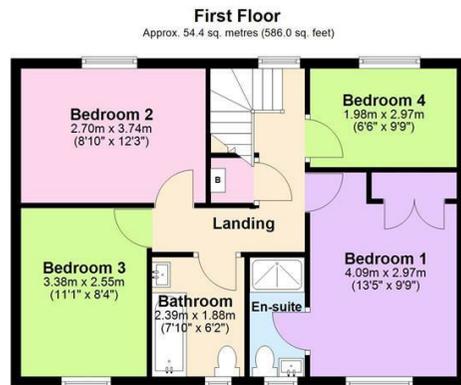
Saturday 9.00 am - 1.00 pm

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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Total area: approx. 108.9 sq. metres (1171.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: B **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

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