



3 Cypress Gardens

Overbury Road, Hereford
HR1 1JU



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Modern detached house located on an exclusive development in a prime residential area, extremely spacious accommodation (about 3000sq.feet) with 4 bedrooms (2 en-suite), 3 reception rooms, high quality fittings, double garage, professionally landscaped gardens.

This exceptional detached house occupies a quiet location on an exclusive development, of just 4 properties, on the edge of the Aylestone Hill Conservation Area in a semi-sylvan setting about a mile from the City Centre.

The property is ideally placed for access to Hereford's further education colleges (art, sixth form, technical), railway station and hospitals and is also close to the Churchill Gardens, Aylestone Park Recreation Area and the River Lugg.

Traditionally constructed in 2009/2010 to an extremely high standard with features including hardwood double glazed windows, gas central heating, security alarm system, downlighters in most rooms, limestone flooring, quality sanitary ware, handmade fitted kitchen and spacious accommodation about 3000 sq.feet, excellent parking and double garage and good size, professionally landscaped gardens.

The whole is more particularly described as follows:-

Ground floor

Entrance Porch

With door to the

Reception Hall

With oak flooring, radiator, alarm control panel, walk-in cloaks cupboard with alarm control.

Downstairs Cloakroom

Comprising WC, wash hand-basin, ladder style radiator, tiled floor, part-tiled walls and window.

Lounge

With a recessed fireplace with Clearview wood-burning stove and marble surround, two radiators, windows to side and two sets of double doors with side windows to the rear garden.

Study

Radiator and window.

Dining Room

With radiator and windows to front and side.

Large Kitchen/Breakfast/Family Room

Kitchen (by Harvey Jones) fitted with a range of handmade units with granite worksurfaces and splashbacks, central island station, Range style cooker, intergrated microwave, space for American style fridge/freezer, built-in dishwasher, windows to side and rear and door with side windows to the garden, tiled floor, underfloor heating, central heating thermostat and smoke alarm and door to the

Large Utility Room

Sink unit with mixer tap, granite worksurface with cupboard under, further granite worktop, plumbing for washing machine, space for dishwasher, wall mounted gas fired central heating boiler, alarm control panel, extractor fan, cupboard housing the hot water cylinder, underfloor heating, windows and door to the side.

An oak staircase leads from the Reception Hall to the

Large First Floor Landing/Sitting Area

With a smoke alarm, hatch to roof space, linen cupboard and window to the front.

Bedroom 1

Two built-in double wardrobes, radiator, window to rear and side and door to the **En-Suite Bathroom** with a bath with mixer tap, shower with mains fitment, glass screen, wash hand-basin, WC, travertine tiled floor, and walls, underfloor heating, shaver point, ladder style radiator, extractor fan and window to side.

Bedroom 2

Built-in wardrobe, radiator, window to front and door to the **En-Suite Shower Room** with travertine tiled walls and floor, underfloor heating, shower cubicle with mains fitment, wash hand-basin, WC, shaver point, ladder style radiator, extractor fan, Velux roof window.

Bedroom 3

Built-in wardrobe, radiator, window to rear.

Bedroom 4

Radiator and window to front.

Bathroom

With travertine tiled walls and floor, underfloor heating and shower cubicle with mains fitment, bath, wash hand-basin, WC, shaver point, ladder style radiator, extractor fan, window to rear.

Outside

There is access to either side of the property and the front is open plan and lawned with raised beds, flagstone pathway and there is a double width tarmac drive in front of the **DOUBLE GARAGE** with double up-and-over door, light, power and rear entrance door. There is side access via a gate. The rear garden has been professionally landscaped and is enclosed by fencing and predominantly Beech hedging. There is an extensive flagstone patio with retaining sleepers, a lawn and numerous ornamental shrubs and three mature Cypress trees. There is also a large **home office/summerhouse** with power. Outside lights and water.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band 'G'
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Worcester on the A4103 and at the top of Aylestone Hill continue over the 2 mini-roundabouts and then, take the 1st turning left into Overbury Road and then turn right into Cypress Gardens and the property is located on the left-hand side.

Viewing

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

Agents Note

The property has the benefit of 4kw solar panels and a 9.3kw battery installed.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact James Garribo (01432) 355455.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor



Total area: approx. 301.1 sq. metres (3240.6 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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