



## 7 ST. ANDREWS CLOSE MORETON-ON-LUGG, HEREFORD HR4 8DD

**£425,000**  
FREEHOLD

Situated in this popular village location just a short distance North of Hereford City, an immaculately presented four bedroom detached home offering ideal family accommodation. The property which benefits from spacious living space to the ground floor with four bedrooms, one en-suite and family bathroom to the first floor also benefits from a large rear garden, single garage and ample driveway parking. A viewing is highly recommended.

**Flint  
&  
Cook**

# 7 ST. ANDREWS CLOSE

- Detached family home
- Popular village location
- Four bedrooms, one en-suite & bathroom
- Driveway parking, single garage & large garden
- Well presented throughout
- Must be viewed!



## Ground Floor

With canopy porch and upvc entrance door leading into the

## Entrance Hallway

A spacious entrance hall with wood effect flooring, radiator, ceiling light point, ample space for coats and shoes, carpeted stairs leading up with useful under stair storage cupboard, an additional storage cupboard for coats and shoes and doors leading into

## Downstairs W/C

With low flush w/c, wash hand basin with tiled splash backs tiled floor and ceiling light point.

## Living Room

With fitted carpet, radiator, ceiling light point, double glazed window to the front aspect, feature wood burning stove with tiled hearth and wooden mantle over, a large opening leads into the

## Dining Room/ Play Room

With fitted carpet, ceiling light point, radiator, double glazed french doors leading out to the rear garden and opening into the kitchen space.

## Kitchen/Dining/Family Room

Comprising fitted base units with work surface space over, 1 1/2 bowl sink and drainer unit, freestanding electric cooker, space for an under counter dishwasher, two large double glazed windows out to the rear garden, wood effect flooring, two ceiling light points and opening into the dining/family space with two ceiling light points, two spotlights, radiator, double glazed window to the front. A door leads from the kitchen space to the utility room.

## Utility Room

With fitted wall and base units, work surface space over, stainless steel sink and drainer, under counter space for washing machine and tumble dryer, cupboard housing the gas central heating boiler, double glazed window and door to the rear aspect, tiled floor and personal door leading into the

## Single Garage

With a personal door to the rear, light, power and up and over door to the front.

## First Floor Landing

With fitted carpet, ceiling light points, smoke alarm, large double glazed window to the front aspect, radiator, useful airing cupboard with fitted wooden shelving and doors leading to

## Main Bedroom with En-suite

A spacious double bedroom with double glazed window overlooking the rear aspect, fitted carpet, ceiling light point, radiator and door into the En-suite shower room

Comprising fitted shower cubicle with bi-folding door, mains fitment shower head over and tiled surround, low flush w/c, wash hand basin with tiled splash back, chrome heated towel rail, tiled floor, recess spotlights and extractor.

## Bedroom Two

With fitted carpet, ceiling light point, radiator, large double glazed window to the front aspect and double fitted wardrobe with mirrored sliding doors.

## Bedroom Three

With fitted carpet, ceiling light point, radiator, double glazed window and built in wardrobe cupboard with hanging rail and fitted wooden shelf.

## Bedroom Four

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and built in wardrobe cupboard.

## Bathroom

A modern white three piece suite comprising panelled bath with mains fitment shower head over and panelled surround, pedestal wash hand basin with tiled splash back, chrome heated towel rail, double glazed window, tiled floor and recess spotlights.

## Outside

To the rear a large south west facing garden with a large paved patio area perfect for entertaining leading to a large area of lawn enclosed by fencing with a variety of trees. A small gate leads to a further fenced area with raised veg beds and greenhouse with a further gate leading to a large shared paddock. There are two side access gates leading to the front, outside power points and useful outside tap. Large Shed/Workshop currently used as a home gym but versatility to be used as a home office or games room, fully insulated timber frame with two ceiling light points and ample power points, three windows to the side aspect and opening doors to the front. To the front there is a good sized driveway providing off road parking with a small area of lawn and access to the side gates and garage.

## Directions

Proceed north out of Hereford City on the A49 Leominster Road, turn right signposted to Moreton-On-Lugg and then 1st left into St Andrews Close.

## 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.

## 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.

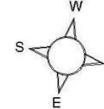
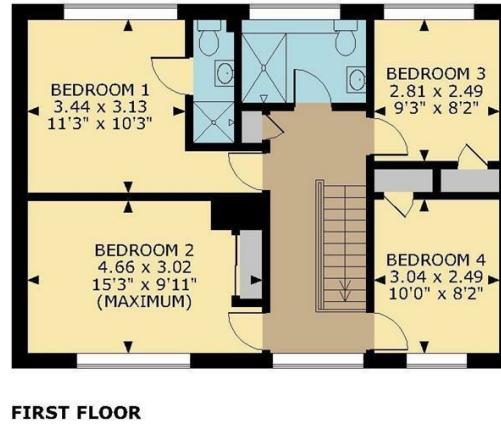
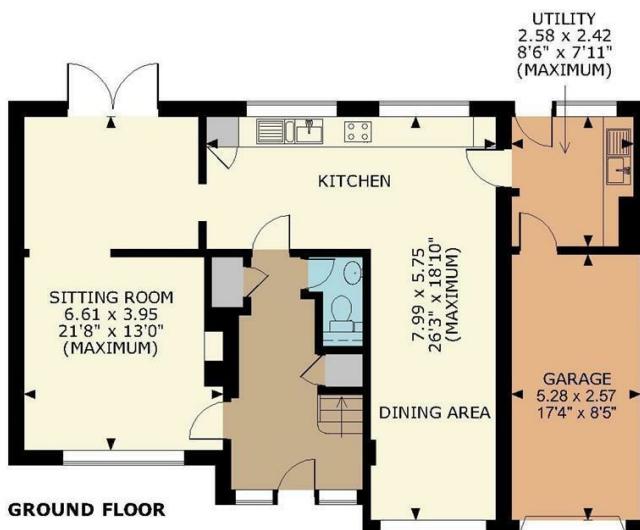
## Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

# 7 ST. ANDREWS CLOSE



**MORETON-ON-LUGG, HEREFORD**  
**APPROXIMATE GROSS INTERNAL AREA**  
**MAIN HOUSE = 1460 SQ FT/136 SQ M**  
**GARAGE = 146 SQ FT/14 SQ M**  
**TOTAL = 1606 SQ FT/150 SQ M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 Denotes restricted head height  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		73	
EU Directive 2002/91/EC			

**EPC Rating: C** **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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