13 WOODLAND VIEW

STOKE LACY, BROMYARD HR7 4HN

Asking Price £495,000

FREEHOLD

An impressive and beautifully presented five-bedroom detached family home, offering generous and versatile accommodation within this popular village location. The spacious interior features two reception rooms alongside a superb open-plan kitchen/dining/family room, three bathrooms and a separate utility. Outside, the property is complemented by a fantastic private garden, double garage and ample driveway parking, combining space, practicality and modern family living to create an ideal long-term family home.

Flint & Cook

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• Modern detached house • Driveway, double garage & garden • Five bedrooms, three bathrooms • Open plan living with separate lounge & study • Ideal home for families • Must be viewed!

Ground Floor

With canopy porch and entrance door leading into the

Entrance hallway

A welcoming and well-presented entrance hall with contemporary décor and attractive flooring, providing access to the principal ground-floor accommodation. A staircase with white balustrading rises to the first floor, while the hallway enjoys a bright, spacious feel with a pleasant view through towards the rear of the property.

Downstairs W/C

A well-appointed ground-floor cloakroom fitted with a modern white suite comprising a low-flush WC with concealed cistern and pedestal wash hand basin. Finished with contemporary tiled surrounds and complemented by a wall-mounted mirrored cabinet and radiator.

Living Room

A spacious and beautifully presented main reception room, enjoying plenty of natural light from windows to two aspects. Offering generous space for a range of seating and occasional furniture, with tasteful contemporary décor creating a comfortable and inviting room ideal for both everyday family living and entertaining.

Study/Snug

A versatile and generously proportioned additional reception room, ideal for use as a home office, study or hobby room. Enjoying plenty of natural light from windows to two aspects, fitted carpet, central ceiling light, radiator and with ample space for desks, storage and additional furniture.

Kitchen/Dining/Family Room

A superb open-plan living space forming the heart of the home, combining a modern fitted kitchen with generous dining and family areas. The kitchen is fitted with a range of sleek contemporary units and work surfaces, while the adjoining living space provides ample room for both a dining table and relaxed seating. An abundance of natural light is provided by multiple windows, with French doors opening directly onto the rear garden, creating an excellent space for everyday family life and entertaining.

Utility Room

A useful separate utility room fitted with contemporary storage units and work surfaces incorporating a stainless-steel sink and drainer, with space and plumbing for a washing machine. Further benefits include open shelving and an external door providing convenient access outside.

Landing

The landing on the first floor is spacious and well-lit, painted in calming blue tones with carpeting underfoot. It provides access to all bedrooms and bathrooms, with a bright and airy feel enhanced by natural light.

Bedroom 1 with En-suite

A well-proportioned principal bedroom, attractively presented with ample space for a range of freestanding bedroom furniture. A large window provides plenty of natural light and enjoys pleasant far-reaching views across the surrounding countryside. There is a range of fitted wardrobes with sliding doors, including a central mirrored panel. A door leads into the en-suite shower room comprising a low-flush WC with concealed cistern, pedestal wash hand basin and glazed shower enclosure. Finished with contemporary tiled surrounds and flooring, together with a chrome heated towel rail and obscured window providing natural light.

Bedroom 2 with En-suite

A spacious second bedroom benefitting from an additional en-suite. The bedroom benefits from fitted carpet, a central ceiling light point, radiator and a double glazed window to the rear aspect with fantastic countryside views. The En-suite shower room benefits from a white suite comprising a low-flush WC, pedestal wash hand basin and generous glazed shower

enclosure with wall-mounted shower. Complemented by contemporary tiling, a heated chrome towel rail and wall-mounted mirror.

Bedroom 3

Bedroom three is a compact and cosy room, ideal for a child's room or guest bedroom. It enjoys natural light from the window and is finished with soft carpeting and neutral tones to suit various styles.

Bedroom 4

Bedroom four is another comfortable double room with neutral décor and carpeted flooring. Ample natural light brightens the room through the window, making it a pleasant space for rest and relaxation.

Bedroom 5

Bedroom five offers a cosy space with soft carpeting and neutral walls, enhanced by large windows that fill the room with natural light, perfect for a single bedroom or study.

Bathroom

A contemporary family bathroom fitted with a modern white suite comprising a low-flush WC, pedestal wash hand basin and panelled bath with shower over and glazed screen together with a separate glazed shower enclosure. Finished with stylish tiled surrounds and flooring, recessed ceiling lighting and a window providing natural light.

Rear Garden

The rear garden is a delightful outdoor space, well-maintained with a large lawn bordered by flower beds and mature trees. It includes a decking area perfect for seating and alfresco dining, along with a raised terrace and pergola that creates a cosy spot for relaxing. The garden backs onto open countryside, providing peaceful, far-reaching views and a great sense of privacy.

Garage

A spacious double garage with up and over door to the front aspect and personal door, there is also light and power with ample space for storage/parking.

Directions

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.

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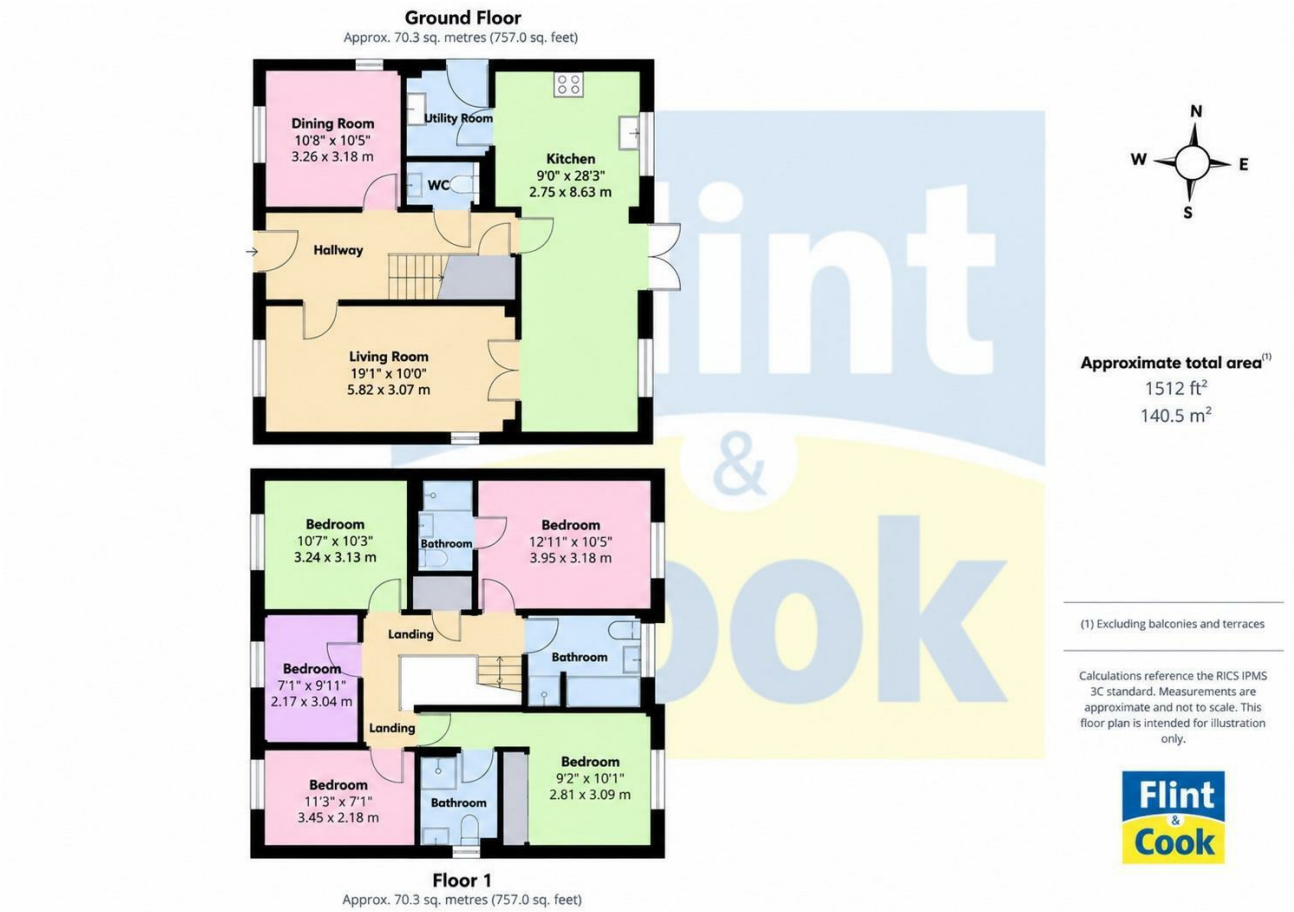

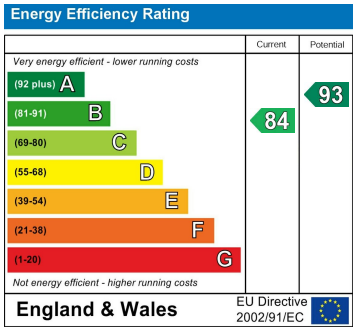

EPC Rating: B Hereford Council Tax Band: F

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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