



1 GATEKEEPER DRIVE HOLMER, HEREFORD HR4 9EH

£335,000
FREEHOLD

Situated in this sought after residential location is this immaculately presented three bedroom modern detached property making an ideal home for a first time buyer or growing family. The property benefits from driveway parking, a single garage, a good sized garden and comprises; to the ground floor, a spacious lounge, kitchen/dining room & downstairs W/C with three bedrooms, one en-suite and bathroom to the first floor. A viewing is highly recommended.



1 GATEKEEPER DRIVE

- Modern detached house
- Garage, driveway & good sized garden
- Immaculately presented throughout
- Ideal for a first time buyer/growing family
- Popular residential location
- Three bedrooms, one en-suite & family bathroom



Ground Floor

With canopy porch and entrance door leading into the

Entrance Hall

With fitted carpet, ceiling light, central heating thermostat, carpeted stairs leading up with large under stair storage cupboard with doors leading into the

Living Room

A light and airy living space with dual aspect double glazed windows to the front and side, radiator, ceiling light point and fitted carpet.

Kitchen/Dining Room

A modern fitted kitchen comprising matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, four ring electric hob with oven below and cooker hood over, integrated fridge/freezer and under counter space for washing machine and dishwasher, double glazed window to the rear garden and recess spotlights. The dining area has a radiator, ceiling light point and double glazed french doors leading out to the rear garden.

Downstairs W/C

Comprising low flush w/c, wash hand basin, ceiling light point, radiator, extractor and wood effect flooring.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, useful storage cupboard and doors into the

Bedroom One with En-suite

With fitted carpet, ceiling light point, radiator, double glazed window overlooking the rear garden, double built in wardrobe with mirrored sliding doors and door into

En-suite shower room

Comprising a large walk in shower with tiled surround and glass sliding doors with mains fitment shower head over, pedestal wash hand basin, low flush w/c, chrome heated towel rail and double glazed window.

Bedroom Two

With fitted carpet, ceiling light point, radiator and double glazed window to the side aspect.

Bedroom Three

With fitted carpet, ceiling light point, radiator and dual aspect double glazed windows to the front and side.

Bathroom

Three piece white suite comprising panelled bath with tiled surround and mains fitment shower head over, pedestal wash hand basin with tiled splash back, low flush w/c, heated towel rail and double glazed window.

Outside

To the rear of the property there is a tarmac driveway providing off road parking with access to the single garage with up and over door. There is a rear access gate leading to the garden. The garden is mostly laid to lawn with a small area of patio enclosed by fencing. The front of the property is laid to stone for ease and low maintenance.

Directions

From Hereford proceed north along Holmer Road heading towards the A49, at the roundabout take the second exit over onto the A49 and proceed to the second set of traffic lights taking the left turn onto 'The Point", proceed along Hedgerow Way and take the third right turn onto Gatekeeper Drive where the property is situated immediately 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.

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.

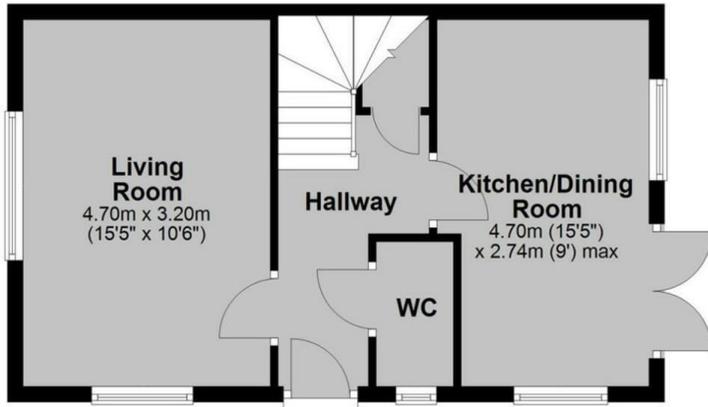
Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

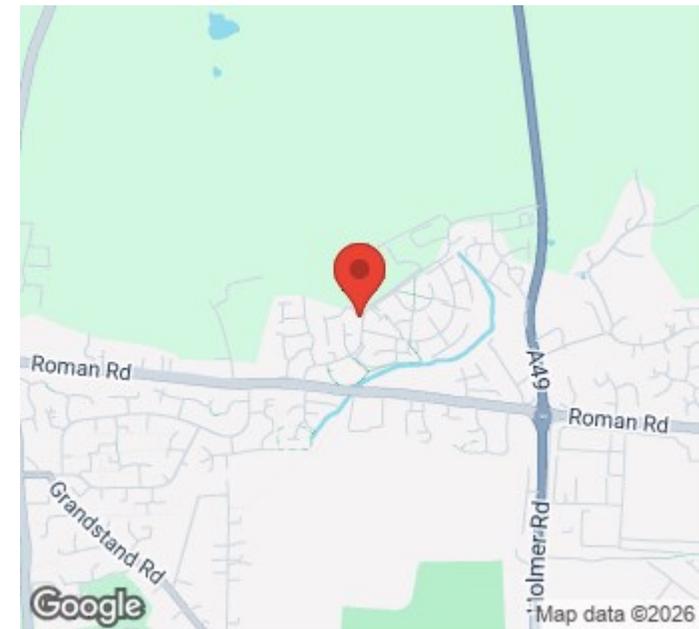
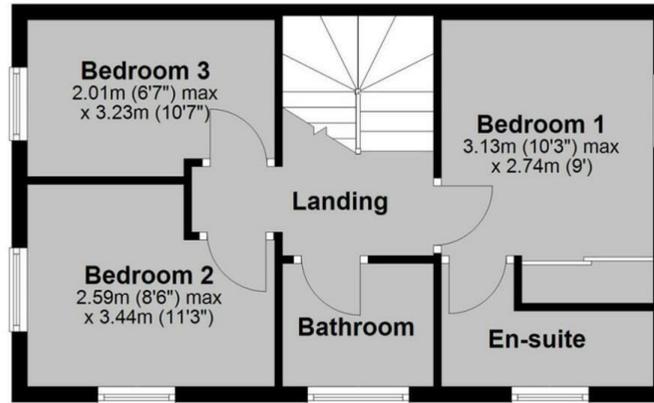
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Ground Floor



First Floor



Total area: approx. 76.7 sq. metres (825.5 sq. feet)

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.

EPC Rating: B **Council Tax Band: D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(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	

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

