





ELLERSLEA LITTLE BIRCH

HEREFORD HR2 8BA

Asking Price £575,000

FREEHOLD

Situated in this popular residential location south of Hereford City, a fantastic 4 bedroom detached home offering ideal family accommodation. The property which is immaculately presented throughout, offers spacious accommodation throughout with four receptions and modern kitchen/breakfast room to the ground floor, four good sized bedrooms and bathroom to the first floor. The property also benefits from ample driveway parking, low maintenance front and rear gardens and we highly recommend an internal inspection.

Flint & Cook

ELLERSLEA LITTLE BIRCH

• Far-reaching countryside views • Detached double garage & ample parking • Peaceful elevated rural position • 2 Large receptions, breakfast kitchen & cloakroom • Impressive 4 bedroom detached country home • Extensive landscaped gardens





Introduction

Peaceful rural location an impressive 4 bedroom detached country cottage with 2 large reception rooms, breakfast kitchen and cloakroom, good sized landscaped gardens, detached double garage, ample parking, far-reaching countryside views.

Canopy Side Entrance Door

Partially glazed stable door through to the

Reception Hall

Radiator, vinyl flooring coat hooks, central heating thermostat and door to the

Downstairs Cloakroom

With low flush WC, corner wash hand-basin, vinyl flooring, radiator, double glazed window.

Hall

Tiled floor, worksurface with space and plumbing below for washing machine, eye-level store cupboard above, radiator, turning carpeted staircase to the first floor and useful cloaks cupboard with hanging rail and also housing the central heating boiler.

Lounge

Feature wood-strip flooring, double radiator, wealth of exposed timbers, double glazed window to the side, feature fireplace with hearth, exposed stonework and woodburning stove, wall lights and picture light, double glazed double doors onto the front patio enjoying a fine outlook across the front garden.

From the Reception Hall, there is access to the

Kitchen/Breakfast Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces, tiled floor, radiator, space for breakfast table, double glazed windows to 2 sides enjoying a pleasant outlook, built-in double oven and 4-ring hob, space for further appliances and door to the

Dining/Family Room

Wood-strip flooring, 2 radiators, exposed stonework to one wall, wealth of exposed beams, wall lights, feature fireplace with hearth, stonework above and woodburning stove and ornamental bread oven to the side, double glazed windows and double doors to the front opening out onto the patio and garden.

Landing

Fitted carpet, double glazed window, access hatch to loft space, recessed spotlighting.

Bedroom 1

Exposed floorboards, double radiator, range of fitted wardrobes with hanging rails and shelving, double glazed window to the side with roller blind and double glazed window to the front.

Bedroom 2

With wood-strip flooring, 2 radiators, range of wall lights, ornamental fire surround, space for wardrobes and 2 double glazed windows to the front aspect with roller blinds enjoying fine views.

Bedroom 3

Wood-strip flooring, radiator, exposed stonework, built-in wardrobe with hanging rail and shelf and double glazed windows to 2 aspects enjoying a fine outlook across surrounding countryside.

Bedroom 4

Exposed floorboards, double radiator, double glazed window to the rear.

Bathroom

Suite comprising large corner bath with handheld shower attachment over, shower cabinet, low flush WC, pedestal wash hand-basin with utensil shelf over, double radiator, easy to maintain flooring, partially tiled wall surround, display shelf with wall mirror above, double glazed window to the rear enjoying a fine view.

Agents Note

The gardens and grounds of Ellerslea form a special feature of the property and really need to be seen to be fully appreciated.

Outside

Access to the property is from a lane through double 5-bar gates onto an extensive driveway providing ample off-road parking facilities with access to the DETACHED DOUBLE GARAGE with twin up-and-over doors, power and light points, ample storage space and personal door to the rear.

To the immediate front of the property, there is a good sized paved patio area providing the perfect entertaining space and this continues to the side of the property where there is access to the main entrance door. One of the main features of the property are the extensive landscaped gardens and grounds which are attractively laid to lawn and interspersed with a wide variety of flowers and shrubs and all enclosed by mature hedging to maintain privacy.

The elevated garden enjoys far-reaching countryside views.

There is also a useful greenhouse, garden store and DETACHED SUMMERHOUSE at the top of the garden that takes full advantage of the views. There is also a closely mown lawned area that could be a perfect putting & chipping green, a true golfers delight!

Tenure & Possession

Freehold - vacant possession on completion.

Outgoings

Water rates are payable.

Property Services

Mains water, electricity are connected. Oil-fired central heating.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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.

Money Laundering

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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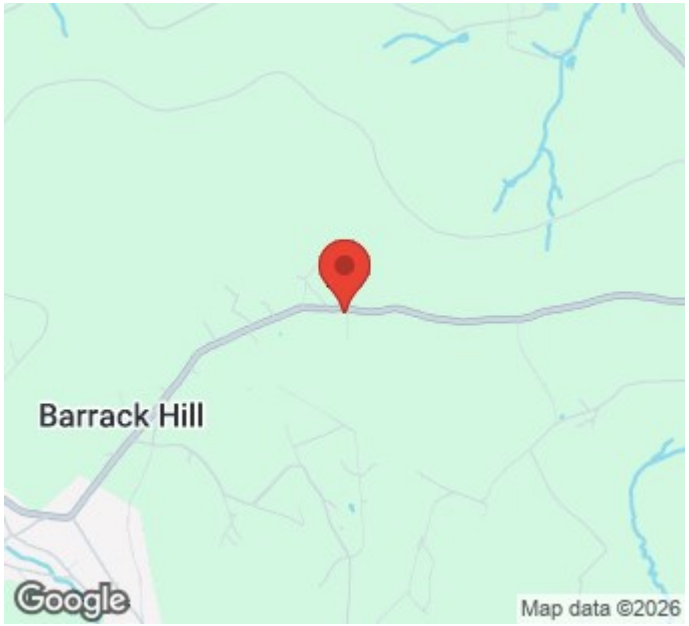


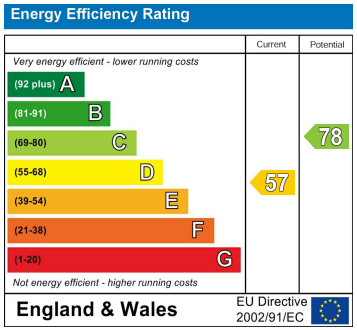


Total area: approx. 145.4 sq. metres (1565.0 sq. feet)

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

Ellerslea, Little Birch, Hereford





EPC Rating: D Hereford 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

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

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