

for sale

£300,000



Westfield Street HEREFORD HR4 9PJ

Extended and converted, this deceptively spacious home has a large and adaptable floorplan with further benefits such as driveway parking for multiple cars, private rear garden, being well-presented throughout and offering further scope for modernisation and adaptations. With a desirable postcode, within easy access to numerous amenities and schools, this home presents a unique opportunity on the market for first time buyers and home movers around and is one not to be missed.

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Approach

The property is approached via a spacious tarmac driveway providing off-road parking for multiple vehicles. Side access leads to the rear garden.

Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation, with useful under-stairs storage and stairs rising to the first floor.

Lounge

A comfortable living room positioned to the front of the property, featuring a fireplace and sliding doors opening into the extended reception space.

Dining Room

Forming part of the single-storey extension, this substantial and versatile space offers ample room for dining and family seating. With dual aspect windows and direct access to the rear garden, it is an ideal area for modern family life.

Kitchen

Fitted with a range of wall and base units, the kitchen offers generous work surface space together with an integrated oven and hob.

Utility Room

A practical addition providing further storage, worktop space and plumbing for appliances. A door leads directly to the rear garden, making it ideal for busy households.

Cloakroom

Fitted with WC and wash hand basin.

Bedroom One

Ground floor double bedroom with window to the front aspect and a fitted walk-in wardrobe.

First Floor Landing

Providing access to all first-floor rooms, with a side aspect window and loft access.



family enjoyment.

Bedroom Two

A generously sized principal bedroom overlooking the front aspect, benefiting from a useful built-in storage cupboard.

Bedroom Three

A well-proportioned double bedroom situated to the rear of the property with pleasant views over the garden.

Bedroom Four

A comfortable third bedroom that would work equally well as a child's bedroom, nursery or home office

Bathroom

Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC.

Rear Garden

A private enclosed garden, mainly laid to lawn with a patio seating area, offering a pleasant space for outdoor dining and



To view this property please contact Connells on

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23 King Street
HEREFORD HR4 9BX

Property Ref: HER316709 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: C

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