

119 ECROYD PARK

£350,000



“A warm family home in a great location”

Credenhill, Herefordshire

On the edge of the popular village of Credenhill, this much-loved, 3 bedroom, detached property has been carefully extended to create a family home with an easy flow to the versatile layout, a low maintenance garden and ample parking.

- Thriving village location
- 3 bedrooms
- Good flow to ground floor layout
- Low maintenance gardens
- Cosy woodturner
- Ample off road parking
- Garage



Through a program of refurbishment and upgrades, the current vendors have updated the property with new double glazing, a brick driveway, an attractive front garden and a redesigned ground floor layout to include a new kitchen, sun room and utility room/ cloakroom.

Enter the property via the reception hallway, a bright space with rooms to left and right, and stairs leading to the first floor, ahead. The large sitting room is located to the right of the hallway: this well-lit room overlooks the front garden and features a cosy wood burner beneath a timber mantel, providing a pretty focal point.

The kitchen sits to the rear of the property and has been updated with sleek, modern base and wall units and granite worktops. There is a useful walk-in larder, built-in oven with induction hob and overhead extractor fan. A Belfast sink overlooks the rear garden. The kitchen leads directly into an additional, versatile space - currently used as a sun room but could be used for separate dining, home office, craft room or children's playroom.

A door leads out onto the rear patio. There is a utility room with WC at the very rear of the property, providing space for all the home's white goods as well as hanging coats and further storage.

Upstairs, there are three bedrooms: a master to the front, a second double and a single; there is also a family bathroom which includes a bathtub and overhead shower as well as a wash hand basin and a separate WC.

Outside: the property sits back off the lane and has a large brick driveway, offering plenty of parking. There is a garage at the rear of the driveway and a pretty, neatly-landscaped front garden, which can be easily maintained.

The rear garden is comprised of an extensive patio area with raised flower borders and an attractive potting shed. A exciting bonus is the addition of a geodesic dome covered seating area which comes with the property: a fun space in which to sit out and enjoy a book or a glass of wine.





Area: Credenhill is a popular village on the outskirts of Hereford. There is a convenience store, two takeaway food shops, café, community hall, school and bus routes all within easy walking distance. The city of Hereford is approx 4 miles to the east. For lovers of the great outdoors, there are great walks and a nearby Iron Age Hill Fort as well as Credenhill Park Wood and a local fishery.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	C
Heating:	Central heating; Gas
Services:	Mains gas, water, electricity and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes

* correct as of instruction date



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.