

# CAPLAR

£450,000



“The perfect place to call home”

Withington, Herefordshire

Located on the outskirts of the thriving village of Withington, this pretty, detached, 4-bedroom dormer bungalow sits within sweet wraparound gardens and looks out onto the most glorious of countryside views.

- 4 bedrooms
- Outstanding views
- Ample parking
- Garage
- Veranda
- Great gardens
- Wood burner
- No onward chain





The property is approached via a choice of two separate driveways, both with wooden five-bar gates, the main driveway leads up to the garage and the other opens into a decorative gravelled area, allowing additional parking. There is a further pedestrian access, via another wooden gate.

Enter the bungalow under a open veranda-style canopy A double-gazed front door leads into the reception hall where a set of spiral stairs leads up to the first floor. Here, living accommodation sits to one side of the property and sleeping accommodation to the other, and a large bank of louvre door storage cupboards line the rear hallway in front.

The sitting room is dual aspect and an exposed brick fireplace sits centrally, housing a wood-burning stove; in the large bay window, a pretty, cushioned window seat looks out onto the front garden: just the spot to relax in the morning sun and watch the world go by. This space directly adjoins the open-plan dining room, which, in turn, conveniently accesses the kitchen via a wooden door.

The kitchen is of a good size and has a breakfast bar with accompanying stools: perfect for perching on, when a friend comes around for a coffee. There are plenty of wall and floor cupboards for storage and a range style cooker sits to one end. More storage could be incorporated into the space, if required. A door leads out from the rear of the kitchen, under cover, to a separate utility room and WC.

Two double bedrooms sit to the opposite end of the ground floor, both overlooking the rear garden and both with built-in storage. There is also a family bathroom with separate shower enclosure, bath tub, wash and basin and WC.

The spiral staircase leads up to a landing area which accesses two further rooms. The largest room was previously used as an additional living area and has fantastic views over the adjoining countryside to the rear; this would create a great master bedroom, superb hobby room or home office. There is a further, smaller room with roof window and a walk-in storage space in the roof: perfect for keeping suitcases, Christmas decorations and the like.







**Outside:** An attractive brick wall encompasses the property at the front and as well as the ample gated parking there is also an additional paved splay to the very front, which can accommodate parking for another two or three visiting vehicles. An extensive gravelled area sits within the walled garden as well as a small lawn with a mixture of mature shrubs and small trees.

The garage lies at the rear of the driveway and has an up-and-over door, with a further bricked store room to the side and a useful potting shed.

Directly behind the bungalow is a covered veranda which runs the full width of the property and is a great spot for looking out over the garden and across the beautiful adjacent countryside, whatever the weather. The garden is comprised of a large lawn area and a few shrubs as well as a small patio and an ornate fish pond, all flanked by flower beds and mature trees. The real star of the garden, though, is the stunning rural backdrop: Herefordshire countryside at its best.

#### At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Gas
Services:	Mains gas, electricity, water 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.

