















17, Croft Crescent, Yarpole, HR6 0BH
Price £399,950

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17 Croft Crescent
Yarpole

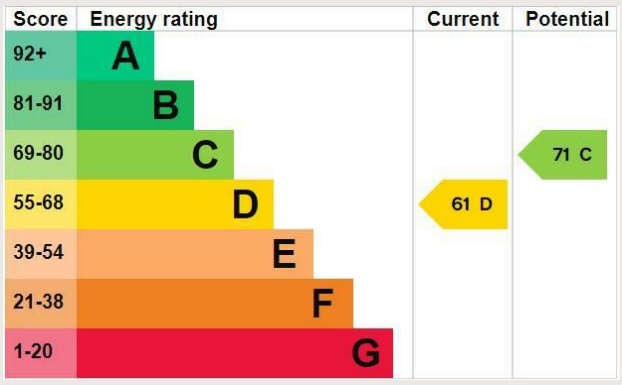
MOTIVATED SELLER - Occupying a quiet cul de sac location is this well presented three bedroom detached bungalow set in mature gardens with an external garden room. The property is in 'turn key' condition, well appointed and has a double garage and driveway parking for several vehicles. We highly recommend arranging a viewing to fully appreciate all that this lovely home has to offer.

- DETACHED BUNGALOW
- THREE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- DOUBLE GARAGE
- DRIVEWAY PARKING
- PRIVATE SECURE GARDENS WITH GARDEN ROOM
- SOUGHT AFTER VILLAGE LOCATION

Please note that the dimensions stated are taken from internal wall to internal wall.



Material Information
Price £399,950
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: D (61)
For more material information visit www.cobbamos.com



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
17 Croft Crescent stands in good sized mature, enclosed gardens and offers well appointed accommodation to include entrance porch, dining/sitting room, kitchen, three double bedrooms, en-suite, family bathroom, linked double garage and driveway parking for several vehicles. The property has oil fired heating, wood-burner and double glazing.

Property Description
Entry begins into a bright and airy entrance porch with room for the hanging of coats and the storing of outdoor footwear. The porch leads into a generously sized reception room with a set of french doors leading out into the private, rear garden. The vendors are using this room for both sitting and dining. The sitting area benefits from having a wood burner for those cooler evenings and easy access onto the garden patio for that Summer tipple or morning coffee. The dining area has room for a dresser and six-eight seater table and chairs. To one side of the dining area is the kitchen. The kitchen has a selection of modern wall and floor units, room for a tall fridge/freezer, dishwasher, waist height double oven with grill, electric hob with extractor hood over and window out overlooking the back garden. A door leads out into a covered walk way that gives access to the back garden, front driveway and linked garage. A useful addition for all keen walkers and gardeners to dispose of boots, coats and hats.

Also off the large sitting/dining room are three bedrooms (one with en-suite) and a family bathroom. The master bedroom has a super view to the garden and is a comfortable double with room for an array of bedroom furniture. It has its own en-suite consisting of: shower cubicle (good sized quadrant), WC, hand basin with vanity housing and chrome towel rail. The whole has been tastefully styled. Bedroom two is also a good sized double with front aspect and in-built storage cupboards. Bedroom three also has an in-built storage cupboard and is also a double bedroom with views to the front of the property. The family bathroom is a good size with corner bath, separate shower cubicle (larger than standard size), WC, hand basin and vanity housing. The fitments are modern thus creating a crisp, tastefully styled look.

Garden
The front garden sits within a dwarf wall of red brick and has a selection of mature shrubs and hedging for added privacy. The rear garden has been landscaped creating interest. It is slightly tiered with raised wooden beds alongside an area of lawn and mature hedge boundary. There is a raised Summer House quietly positioned in the far corner and perfect for those moments of rest and reflection. There is also a greenhouse, garden shed and garden room. The garden room sits beside the patio as an extension of the alfresco dining area and is currently used as a craft room but would lend itself to a number of different purposes.

Garage & Parking
There is a double garage linked to the main property by a covered walk way. It has an up and over door, power and lighting and plumbing for a washing machine here. There is also driveway parking in front of the garage for three vehicles.

Services
Tenure: Freehold
Herefordshire Council Tax Band E
Mains electric, water and drainage
Oil fired central heating
Wood-burner

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 19 Mbps 1 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1000 Mbps 1000 Mbps Good
Networks in your area - Openreach (https://www.openreach.com), Gigaclear

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Yarpole is a popular North Herefordshire village located approximately 5 miles from Leominster and 8 miles from Ludlow. The village itself offers facilities including a shop/post office, church, thriving pub and parish hall that hosts a variety of social events. With its close proximity to Bircher Common, Croft Castle and Mortimer Forest it offers plenty of scenic leisure opportunities. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports, plus a good range of recreational facilities in Leominster or Ludlow.

What3words
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Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Directions
From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole turn left into Green Lane. Continue on past The Bell pub and approximately 140m ahead turn right into Croft Crescent, continue bearing left and number 17 is on the left hand side.

