



Summerland, Radway Road, Nunnington, Hereford, HR1 3NJ

Conveniently yet quietly situated, reconfigured and completed refurbished 4 bedroom detached dormer bungalow adjoining open countryside.

- Reconfigured and refurbished 2019, highly insulated, recently installed boiler, rewired and double glazed throughout
- Deceptively spacious four bedroom flexible and versatile accommodation
- Three reception rooms, two bathrooms and separate WC, beautifully fitted kitchen and utility room
- Adjoining open countryside and enjoying fine views towards the Black Mountains
- Delightful gardens, extensive parking, garage and attached car port
- NO ONWARD CHAIN



Guide Price £525,000

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Situation

The small rural hamlet of Nunnington is most conveniently situated approximately 4 miles north east of the city, giving ease of access via the A4103 to Worcester and the M5 motorway access and A438 to Ledbury, M50 and the wider motorway network. The villages of Withington, Sutton St Nicholas and Barestree provide a good range of local amenities. Hereford itself offers a wide range of services and amenities including a mainline railway station, leisure and health facilities, The Old Market shopping, cinema and restaurant complex, with the city centre, High Town, Church Street boutique shopping, the beautiful Cathedral and river Wye walks and parks.

The Property

Summerland has been the subject of a complete and comprehensive reconfiguration and refurbishment, completed during 2019 and including a complete rewire, new mains gas fired central heating system (individually thermostatically controlled to each room) and combination boiler, high levels of insulation, newly installed kitchen, bespoke wet room designed for disabled use, bathroom and all associated plumbing along with under floor heating, newly fitted utility room and WC, new wooden doors throughout and all new floor coverings. The property now offers deceptively spacious and very versatile accommodation suitable for multi generational living, disabled use, family use or equally the downstairs rooms could be used as additional reception rooms if required.

The position adjacent to open farmland and gardens facing due south create a lovely living environment, peaceful and tucked away yet close to a wide range of local amenities with Hereford itself just a short drive away.

The property comprises

Entrance Porch

Door to

Hallway

With tiling. Doors to

Utility Room

With work surface space, plumbing for automatic washing machine, space for tumble dryer. Window to rear elevation. Door to

WC

With low level WC

Kitchen

Beautifully and comprehensively fitted with a range of bespoke matching cream fronted wall and base units incorporating twin deep china sinks, curved high quality granite composite hard wearing work surface, built in fridge freezer, downlighting, eye level wall cupboards, quality LVT flooring, Belling Range cooker with twin ovens, grill and hob, Belling extractor, built in microwave

Dining Room

Window to front elevation. Access to original front entrance hallway and

Delightful Sitting Room

With picture window to maximise the beautiful windows across the adjacent farmland, under stairs cupboard, wood burning stove, hearth and mantle. Archway to

Garden Room/Sun Room

Due to its aspect, this garden room enjoys the sun from sunrise to sunset and has beautiful views, French doors, link door to hallway.

Original Entrance Hallway

With front entrance door and porch. Doors to

Downstairs Bedroom Three

Large mirror fronted double wardrobe

Downstairs bedroom Two

With beautiful rural views. Door to

Wet Room

Suitable for disabled use with quality non slip flooring, heated towel rails, wide access, wash hand basin, medicine cabinet, WC, wide bore and ancillary large shower cubicle with thermostatically controlled shower unit.

First Floor Landing

With window enjoying rural views

Bedroom Four

With walk in cupboard housing the recently installed Worcester gas fired central heating boiler. Window to rear elevation enjoying far reaching rural views.

Bathroom

Beautifully fitted with panelled bath, thermostatically controlled shower and curtain, under eaves storage, wash hand basin, chromed heated towel rail, direct access to further useful under roof storage. Oak flooring and under floor heating.

Master Bedroom

With pitched ceiling, deep walk in wardrobe, extensive under eaves storage. Window to rear elevation enjoying far reaching rural views.

Outside

Approaching the property from Radway Lane, a tarmacadam driveway provides access to the garage and adjacent car port and provides ample parking for at least four vehicles. To the side are generous lawned gardens with post and rail fencing, floral borders, soft fruits, interconnecting pathways and lovely views across the surrounding adjoining open countryside. To the rear is a sheltered paved terrace area immediately adjacent to the garden room, a lovely 'sun trap' and perfect for al fresco dining and entertaining enjoying views towards the Black Mountains. To the far end is a vegetable garden area with aluminium greenhouse.

The gardens are mainly to the front and the side with to the front lawned garden with rockery feature and ornamental pond. Wonderful magnolia, beech and hedge surround. Cold tap. External power point. Paved pathway.

Two garages – one open plan with further personal access. Roof storage and fluorescent lighting. The second is accessed via an up and over door. Personal internal doorway.



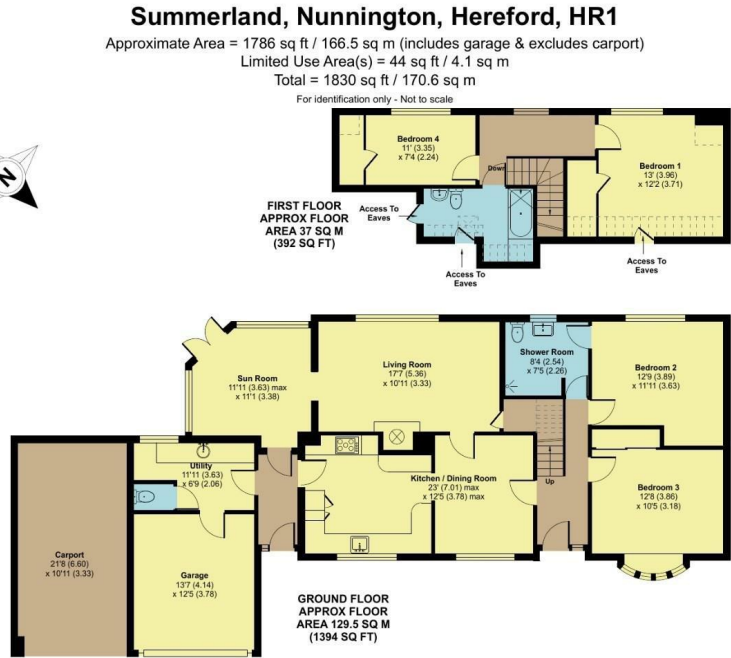




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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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