



Goodrington, Sutton St. Nicholas, Hereford, Herefordshire, HR1 3BH

£395,000



Goodrington

Sutton St. Nicholas, Hereford, HR1 3BH

* AGENT WALK AROUND TOUR *

Extensive 5 bedroom property | Sought after village location with great schooling | Open plan family living and kitchen space with separate sitting room | Master with en-suite shower room | Overlooking open countryside to the rear | Converted garage to create a sun room and storage space

- Extensive Detached Home
- 5 Bedrooms & 2 Bathrooms
- Close to Village Amenities
- Views over Open Fields
- En-Suite Master Bedroom
- Study and External Sun Room
- Off Road Parking
- Located within walking distance to Outstanding Offsted School

£395,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

hereford@bill-jackson.co.uk

www.bill-jackson.co.uk



Situation

Goodrington is delightfully positioned on the edge of the popular village of Sutton St Nicholas, which lies approximately five miles north east of the cathedral city of Hereford. The village offers a primary school, church, village hall and inn. The property lies within close proximity to Moreton on Lugg and Marden. The local villages benefit from local pubs, shops, post office and regular bus service into Hereford City where a comprehensive selection of amenities, shops, recreational and educational facilities can be found. It is also within close proximity to the renowned Brockington Hall Golf Club, and Hampton Court Castle and Gardens is a short drive away.

Description

Approached via a large frontage, there is a tarmac driveway with gate leading to the front of the property..

From the Entrance Porch there is a door into an Entrance Hall with storage cupboard and stairs to first floor. A door leads off to the front sitting room, having a feature log burning fire with front facing window.

The rear living space of the property is where the home is at its best. Having a true family living space with open plan living to include, lounge area with wood burning stove and dual aspect windows, dining space with archway into the family kitchen, having space for a range cooker and central island. Off the kitchen is a very useful utility room and separate WC.

There is a further reception room, currently laid out as downstairs bedroom, however ideal as a playroom or study.

The Landing gives access to all bedrooms, along with the family Bathroom. There is an airing cupboard and access to the loft.

The master bedroom has built in wardrobes, space for a super king size bed and door to the recently fitted ensuite, having shower cubicle, low level flush WC and wash hand basin. Off the master there is a door that leads through to bedroom 5, however would be ideal as a dressing room or nursery space.

There is a 3 piece family bathroom and a further 3 double bedrooms, all with built in storage/wardrobes.

The garden is to the front at rear. having a mixture of gravelled patio, lawn area and astro turf area. The rear enjoys open countryside views and gives access to the converted garage space, currently used as a sun room and store. The front is private and enclosed by a nice hedgerow.

Council Tax

Herefordshire Council - Band D

Services

Mains gas and electric and water are connected. Private septic tank drainage.

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Directions

Leave Hereford on the A465, Commercial Road. Follow this road and go down Aylestone Hill. At the roundabout, take the second exit, signposted Bodenham & Sutton St Nicholas. Follow this road for just under 3 miles and turn right at the Golden Cross pub, follow this road for a short distance where the property can be found on the left hand side.



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January 2020

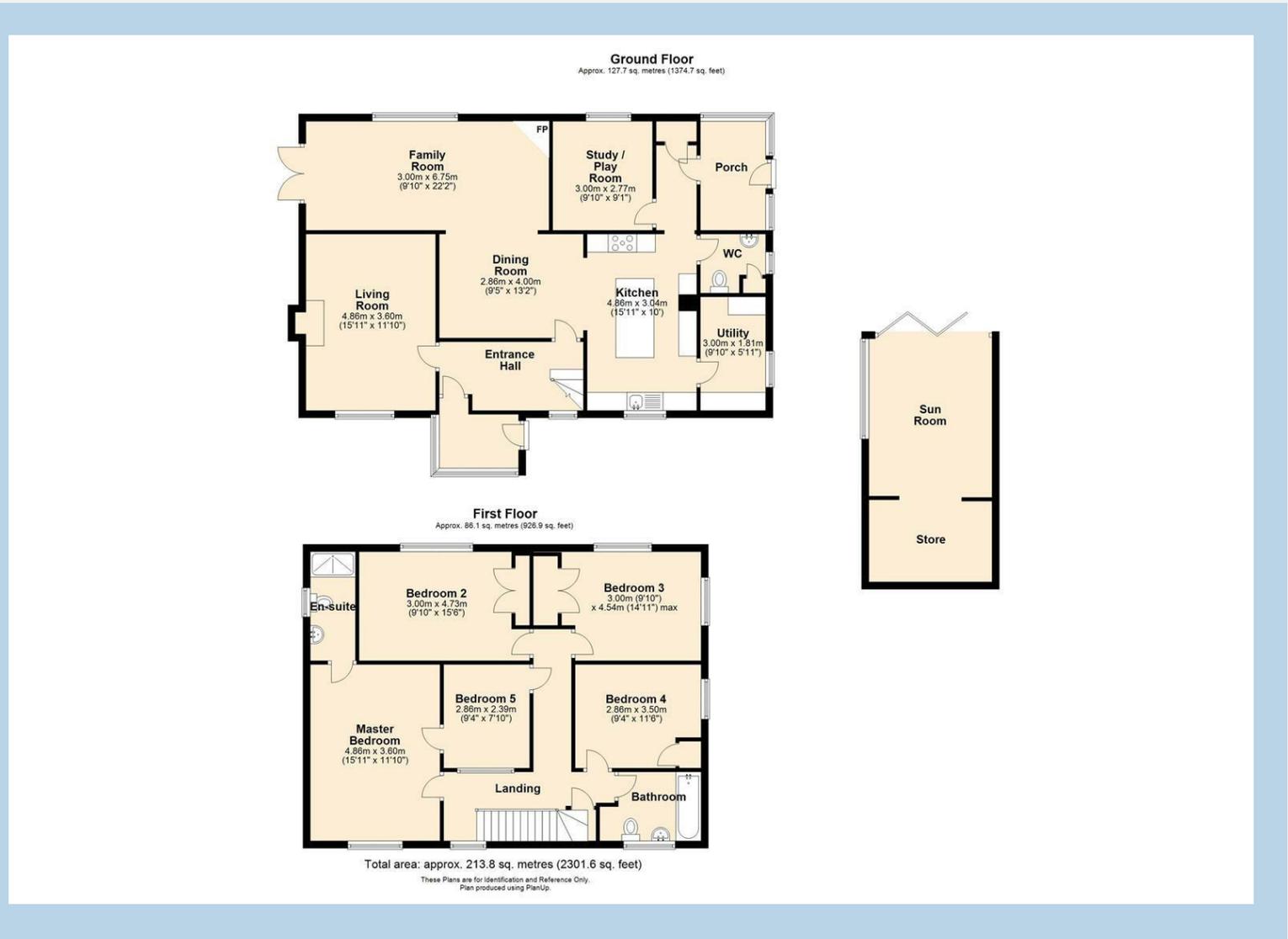
Coronavirus Jackson Property Protocol
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	83	69	83
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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