



The Brambles , Almeley, Hereford, Herefordshire HR3 6LF

Well Presented Modern Detached Flexible 2/3 Bed Dormer Bungalow

Guide Price £275,000

jackson
property

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LOCATION

The property lies within the pleasant Herefordshire Village of Almeley, within easy walking distance of all the local amenities including public house/general stores, primary school and Church. The village is surrounded by delightful rural countryside and lies approximately 16 miles North West of the Cathedral City of Hereford offering an extensive range of recreational and educational amenities. 14 miles South West of Leominster and 6 miles from the market town of Kington.

BRIEF DESCRIPTION

The Brambles is a charming detached dorma style bungalow offering well presented accommodation set over two floors. The property is approached from its own private driveway, with the front door opening to a spacious reception hallway with useful understairs storage cupboard and a door off to a cloakroom/w.c. Further double doors lead through to the spacious living room with double-glazed French doors opening to the front patio and further double-glazed windows to the side elevation. Forming a central feature to the room is an open fireplace with raised hearth, ornamental surround and mantel.

Leading off the reception hallway is an impressive open plan family kitchen-dining room which includes a recently updated kitchen which has been individually designed and made by local company Russell Alexander, comprising a range of matching units with granite work surfaces and inset double stainless steel sink, integrated dishwasher, 4-ring electric hob with extractor hood above and separate electric oven and grill. There is a large central unit providing additional cupboard/pantry storage and also incorporates a fridge and separate freezer (some of the work surface is set at a lower level to accommodate the current owner who is in a wheelchair). The room then opens out to a lovely dining area with the room having double-glazed windows to both front and rear elevations. A door from the kitchen then leads through to the converted garage which now provide a large utility room with stainless steel sink set in a solid wood work surface with cupboard fitted below and planned space for washing machine. There is a double-glazed inset door opening out to the front elevation and a further door then leading through to the studio/3rd bedroom currently used by the present owner as an art studio and has a

- Situated in Charming and Well Serviced North Herefordshire Village of Almeley
- A Well Presented Modern Detached Dorma Style 2/3 Bed Property
- Lovely Open Plan Family Kitchen-Dining Room, Oil Fired Centrally Heated & Fully Double-Glazed
- Pleasant Wrap Around Gardens With Useful Timber Framed Garden Shed to the Rear & Driveway Parking

double-glazed door and windows leading out to the gardens to the rear and offers the potential for a 3rd bedroom on the ground floor if so desired. An additional door from the reception hallway leads to bedroom 2, a good sized bedroom with double-glazed window to the rear elevation.

The first floor accommodation is accessed via a staircase leading up from the reception hallway to the first floor landing where there is a door to an airing cupboard with hot water cylinder and further doors leading through to a spacious master bedroom with double-glazed dorma window to the front elevation. To the other side of the landing is a door to a wet room/shower room with walk-in shower area with shower screen and wall-mounted electric shower, low flush w.c., pedestal hand wash basin, Velux style roof window and access to useful under eaves storage.

Outside, the property benefits from its own gated driveway providing ample parking. The gardens themselves are easily managed and wrap around the property, having been attractively landscaped to include to the front elevation a patio/seating area leading off the French doors from the lounge with lawned areas and raised shrub bed and mature hedging to the front elevation. The lawn then sweeps around to the side and continues to the rear where there is a further pleasant garden, principally laid to lawn with well stocked floral and shrub borders where the oil tank is screened to the one corner of the garden and a good sized timber framed garden shed measuring 14'2" x 6'3" (4.32m x 1.90m) provides excellent storage.

SERVICES

Mains Electricity, Water & Drainage. Oil fired central heating
Telephone (Subject to B.T. Regulations).

OUTGOINGS - Council Tax Band: D.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents.

DIRECTIONS

On entering Almeley from Woonton, bear round to the right past the village hall on your left and continue past the village green and the property can be found along here on your left on the corner of a private lane.



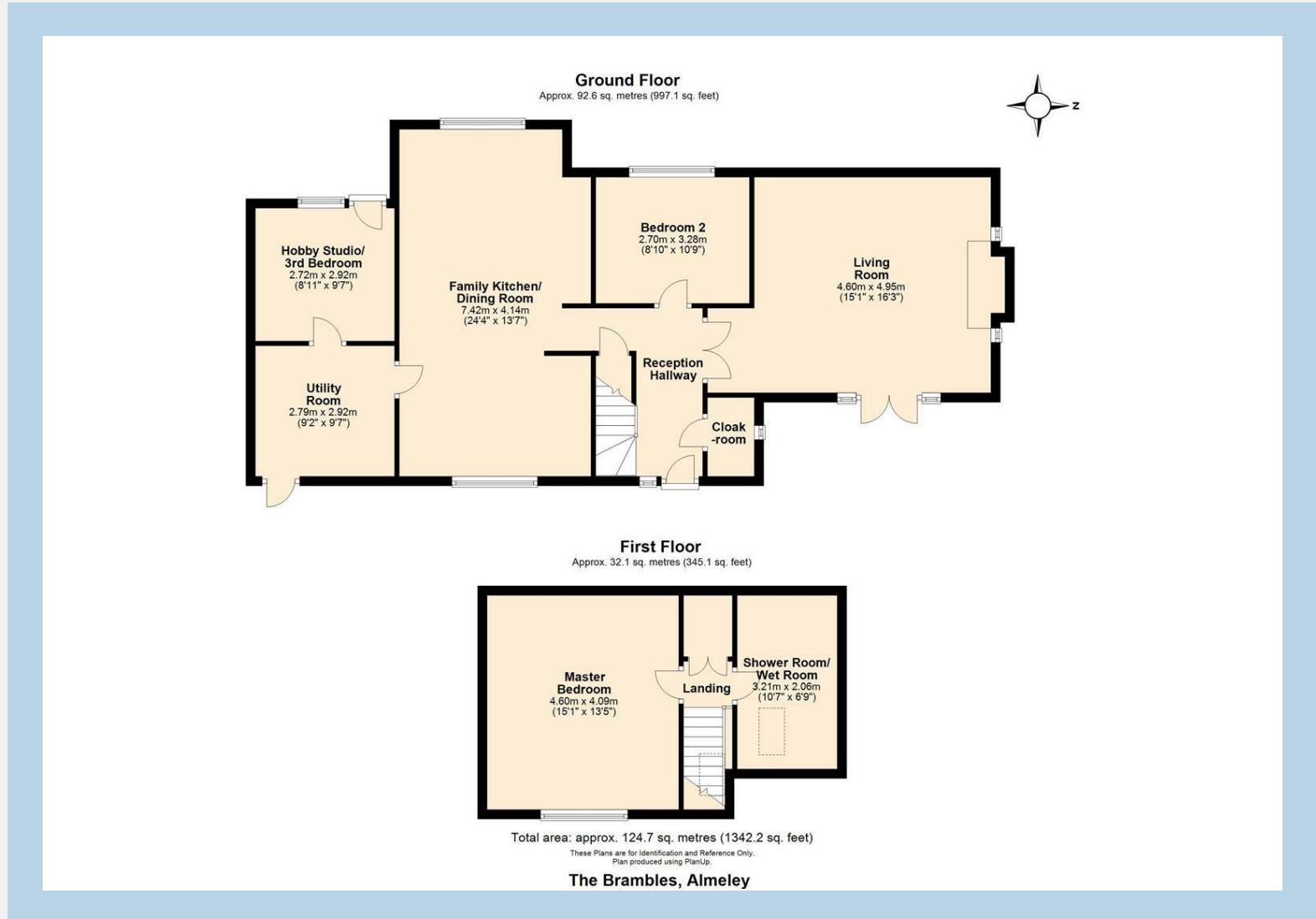
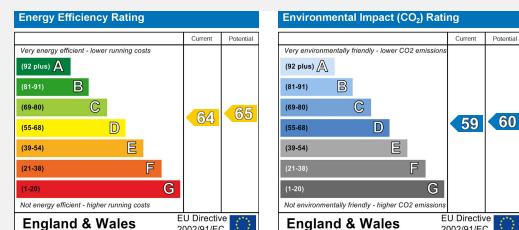




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