



Ludon House Millway
Sutton St. Nicholas, Hereford, HR1 3BQ

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property

Offers Over £450,000

Well Presented Throughout | 3 Bedrooms, 2 Bathrooms | Boasting 4 Reception Rooms | Access To The Private Gardens | Located In A Sought After Area, North Of Hereford City

Situation

The property 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.

Description

This well presented property has an Entrance Porch leading into the Dining Room with patio doors to the private rear gardens and a staircase to the first floor.

An extended Living Room benefits from dual aspect windows and feature fireplace with gas fire insert.

In the well appointed Kitchen/Breakfast Room is a range of eye level and low level cupboards with central island incorporating a breakfast bar and comprising an electric hob, double oven and ceramic sink. From the Kitchen is access into the Rear Lobby where there is a WC and access to the garage.

There are a further two reception rooms downstairs being used as a hobby room and a study, both light and airy with front

aspect windows. The study would make an ideal extra bedroom or guest bedroom.

To the first floor are three double bedrooms with the Master Bedroom having a range of built-in wardrobes, Family Bathroom, a further Shower Room and large walk-in airing cupboard housing the Worcester combination boiler.

Outside, the rear gardens have a range of flowers, borders and shrubs, two patio areas and vegetable patch, along with a greenhouse and outside water tap.

The property is approached by a driveway offering ample parking with access to the garage, and a large lawn area with a range of attractive flower borders.

Services & Council Tax

Mains electricity, mains water supply, mains gas supply, private drainage to septic tank. Herefordshire Council - Band E

Viewings

Strictly by appointment. Please contact the agents on 01432 344779.

Viewings to be conducted under our viewings policies, copies of which can be found on www.bill-jackson.co.uk

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Referral Fees

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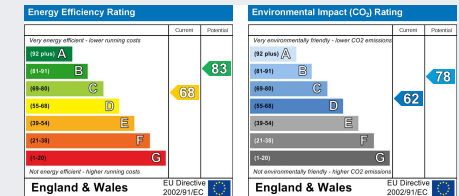
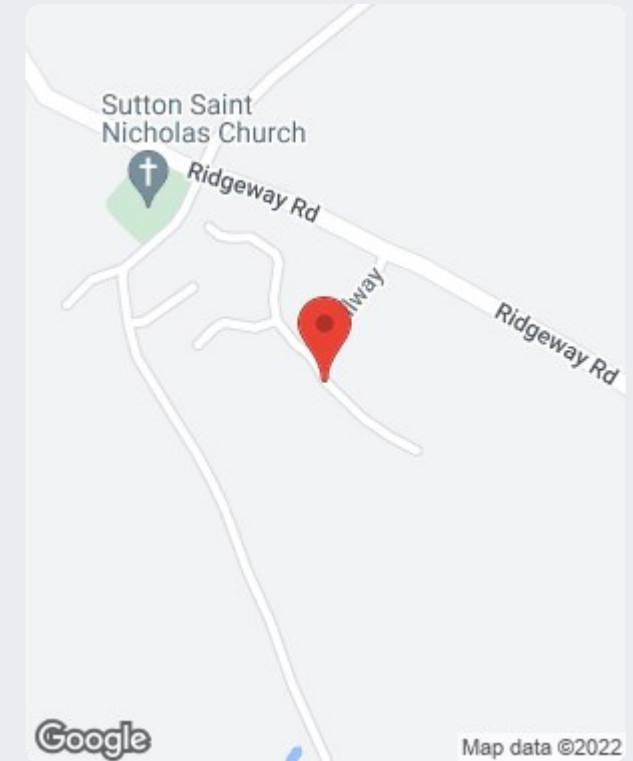


To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bill-jackson.co.uk



Total area: approx. 180.2 sq. metres (1939.7 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.



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