



## CARRION GROVE, HOLMER, HEREFORD, HR4 9WF

A newly built, stylish and immaculately presented 3 double bedroom detached family home which has never been lived in. Complete with off-road parking and garage. Located in the Sought-After Area of Holmer, in the new Hereford Point Bloor Homes estate.

Completed in 2018, this contemporary family home offers elegant and modern living. Set across two levels from a central staircase, this modern home benefits from three double bedrooms, one with Ensuite. Numerous amenities lie close at hand; supermarket, shops and pubs. While for leisure pursuits, both Holmer Park Health Club and Halo Leisure are within easy reach.

Entrance Hall – Sitting Room – Kitchen/Dining Room – Downstairs WC  
Master Bedroom with Built in Wardrobe and Ensuite – Two Further Double  
Bedrooms – Family Bathroom – Storage – Garage – Driveway – Rear Garden



## THE PROPERTY

Entrance Hall – stepping through the front security door, this welcoming entrance hall offers space to kick off shoes and hang coats. The Entrance Hall is carpeted and offers a downstairs W.C & under-stairs storage.

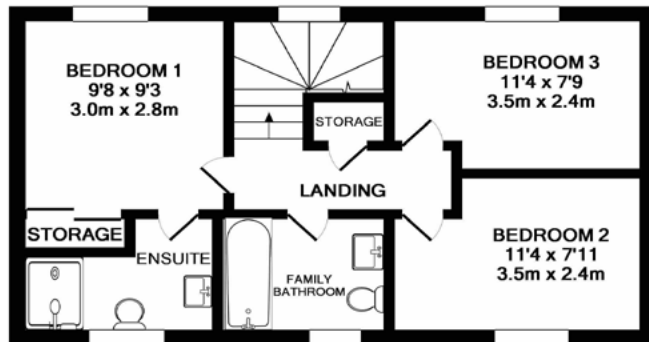
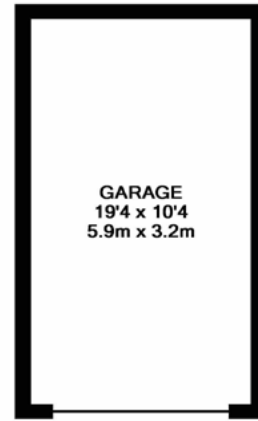
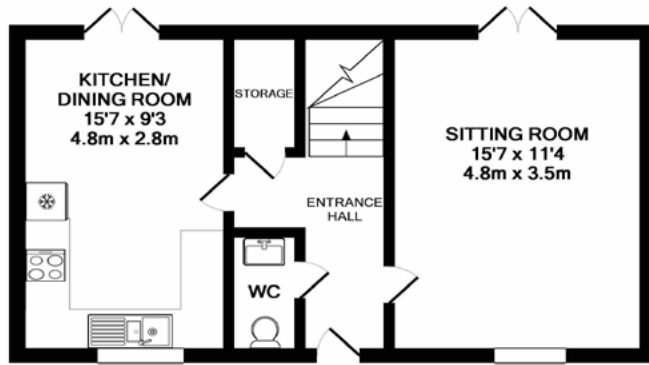
Sitting Room – the spacious well-lit room is flooded with light from french double doors opening out into the rear garden. The room is fully carpeted and has ample space for a three-piece suite, television set and additional furniture.

Kitchen/Dining Room – the stylish kitchen offers an array of work tops and high gloss storage units, with french doors leading from the dining area out to the enclosed lawned garden.

Integrated are full length fridge/freezer, dishwasher, oven, 4-point electric hob and overhead extractor fan hood. The space is completed with high grade dark wood effect laminate flooring.







TOTAL APPROX. FLOOR AREA 1062 SQ.FT. (98.6 SQ.M.)

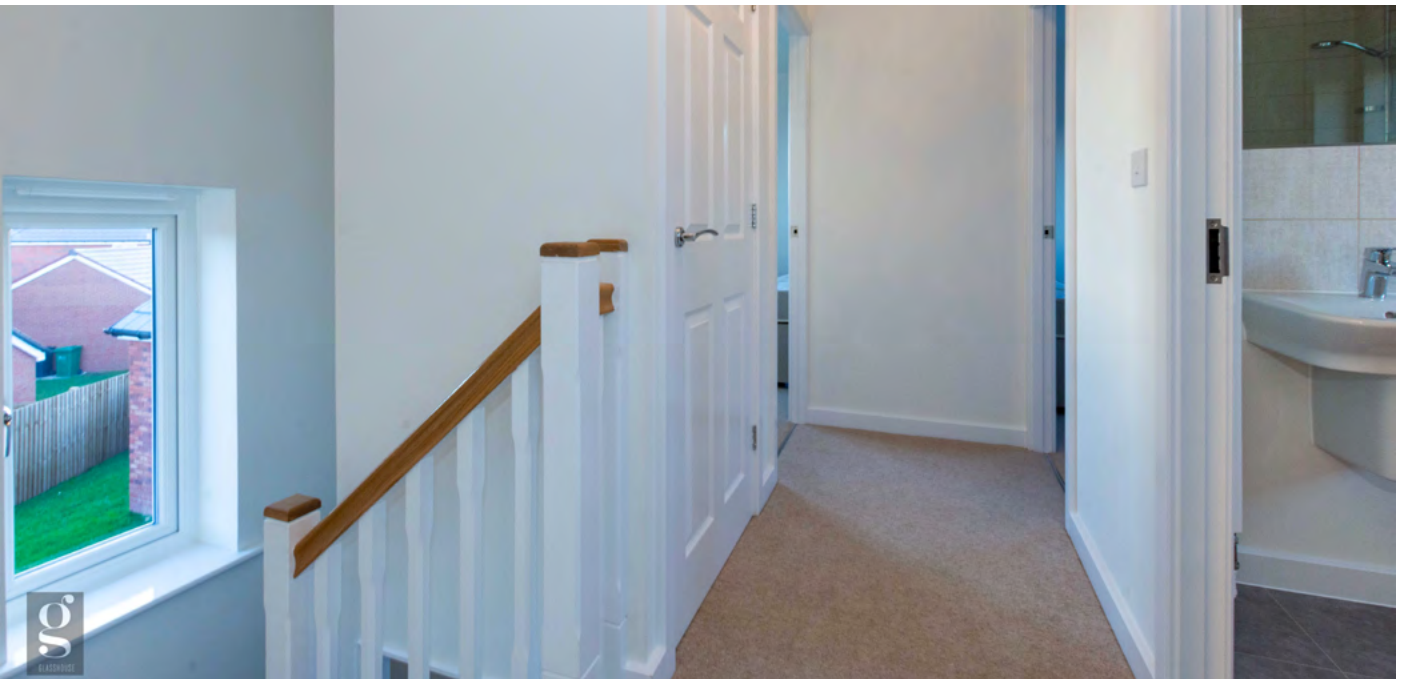
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Master Bedroom – the luxurious Master Bedroom is light and spacious, with a double wardrobe fitted into the wall with sliding doors fronted by floor to ceiling mirrors. The carpeted bedroom has plenty of room for a king size bed plus additional furniture. Also included is an Ensuite, featuring walk-in shower with fully glassed sliding door, white WC & basin.

Bedrooms 2 & 3 – both further bedrooms are carpeted doubles, with plenty of space for a double bed and further bedroom furniture. Double aspect windows provide plenty of natural light.

Family Bathroom – a modern and fresh suite, including bath/shower with single pane glassed screen, white WC & basin with tile splash-back.





## OUTSIDE

At the front of the property is off-road parking for 2 cars and a detached garage. To the rear is an enclosed family Garden, with access via double doors from both the Sitting Room & Kitchen/Dining Room.

The Patio area framing the house is ideal for hosting guests and summers Barbecues, whilst the remainder of the Garden is laid to lawn and fully fenced.











## DIRECTIONS

From Hereford City Centre take the A49 North. At the Starting Gate Roundabout, take the first exit onto the A438. Continue along that road until you come to a set of traffic lights and turn right into Hereford Point. Upon entering Hereford Point, stay left into Blackcap Drive and then take the first right into Carrion Grove.

## PRACTICALITIES

Council Tax (TBA)

Gas Central Heating

Triple Glazed Throughout

All Mains Services

Broadband/Fibre Available

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