



Venns Lane, Hereford, HR1 1DE

Guide Price £635,000

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A Gorgeous Detached 4 Double Bedroom Period Family Home set across 3 floors, providing Mature Gardens & Detached Garden Office, Workshop and Large Driveway with ample parking, all set in highly desirable Aylestone Hill.

**Entrance Hall – Sitting Room – Dining Room – Study – Kitchen/Diner – Utility – Downstairs WC – Principle Bedroom with Ensuite Bathroom – 2 Further Double Bedrooms – Family Bathroom – 2nd Floor Double Bedroom – Separate WC – Garden Room/Home Office – Driveway with ample Parking – Workshop Shed – Paved Patio – Garden**

A beautiful period property stylishly presented throughout offering a truly lovely Family Home. The third floor offers charming guest accommodation or private retreat for an older child while the Garden Room with its glazed front overlooks the delightful flower-filled garden and offers a myriad of uses from Artist's Studio, Gym, sumptuous Summerhouse to of course, Home Office.

Enjoying an excellent location, the house is an easy walk to the Hereford Colleges and Sixth Form, both Hospitals and the railway station. While for leisure Churchill Gardens are all but on the doorstep or nearby lie the 47 acres of Aylestone Park with children's playground and heritage orchard. Also an easy stroll is the Point4 offering gym, exercise classes, football pitches and hydrotherapy pool or a short drive to Holmer Park Spa and Health Club or Hereford Leisure Centre.

## The Property

Entrance Hall – Beyond the solid wood Front Door flanked by glazing lies the expansive Entrance Hall with fitted coir entry mat yielding to hardwood flooring. The rise of the painted staircase provides two useful Under-stairs storage cupboards.

Sitting Room – The charming Sitting Room with original wood flooring features a lovely bay window overlooking the garden





- Stylish Contemporary Decor Throughout
- Desirable Aylestone Hill Location
- Detached Garden Office
- Detached Period Family Home
- Near to Colleges, Park, Hospital & City Centre
- 4 Double Bedrooms Across 3 Storeys

