



# Spinney Grove, Hampton Dene, Hereford

Guide Price £340,000

3 1 2



A Beautifully Presented 3 Bedroom Link-Detached House, nestled in the corner of a cul-de-sac in ever popular Hampton Dene, Hereford.

**Entrance Porch – Hallway – Sitting Room – Kitchen/Dining Room – Downstairs WC – Storage – 2 Double Bedrooms – Single Bedroom – Family Bathroom – Rear Garden – Shed – Garage – Driveway**

This contemporary family home is linked only via the garages, situated in the corner of a quiet family cul-de-sac aside footpaths and greenery. Boasting a modern kitchen/diner & upstairs bathroom, spacious cosy sitting room with glazed sliding doors directly onto the garden decking, generous lawned gardens and more.

The house benefits from a superb location; within a short stroll lie local post office & store, GP surgery, vets, Ofsted rated 'Outstanding' primary school and Bishops Bluecoat High School, with a mere 5 mins drive to Hereford Cathedral School and the City. Leisure pursuits nearby include Tupsley Quarry with large children's playground, football pitches and dog park, miles of public riverbank footpaths or a short drive to the 850 acres of ancient Haugh Woods.

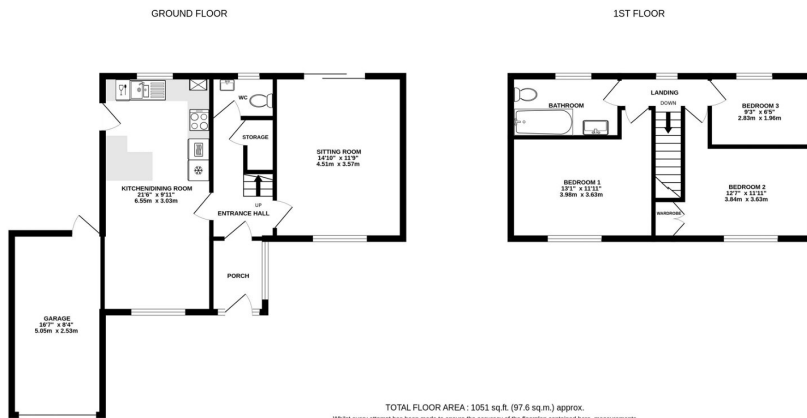
## The Property

**Entrance Porch & Hall** – Glazed entry porch, enjoying plenty of dual aspect light. Space for hanging coats before further door into the hall, which is fitted in warm oak flooring and includes under-stairs storage. At the far end, the downstairs WC is fitted with a low flush WC, basin with mixer tap and chrome towel rail.

**Sitting Room** – Spacious fully carpeted reception room, with an electric fire at the focal point and glazed sliding doors providing open flow to the garden decking. Also includes wide front aspect window with radiator cover beneath.

**Kitchen/Dining Room** – Warm oak flooring runs throughout this heart of the home, well-lit by LED spotlights, kickboard lighting and windows at the front & rear. White high gloss units are contrasted by solid wood countertops, including a 2-seater breakfast bar. Integrated appliances include composite sink & a half with drainer,





TOTAL FLOOR AREA: 1051 sq.ft. (97.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description 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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- Beautifully Presented Throughout
- Spacious Sitting Room
- Highly Popular Residential District
- Contemporary Kitchen With Integrated Appliances
- Gardens With Raised Decking
- Garage & Driveway

