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34 Fieldway, Sutton St. Nicholas, Hereford, HR1 3BY

'Located in a cul-de-sac within the village of Sutton St Nicholas, and about 2 miles north of the outskirts of the city of Hereford, a well proportioned, extended, detached bungalow, presented in excellent order and adapted for easy access.'

£350,000 (Freehold)

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LOCATION

Fieldway is a residential cul-de-sac located within the village of Sutton St Nicholas. Set just 2 miles north of the outskirts of Hereford. The village has a primary school, church, public house and community hall. The village is set in glorious countryside and Hereford as a whole offers an extensive range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

34 Fieldway is a bungalow residence which has been enlarged and redesigned to offer an ease of access, a high level of mobility which is not available in many properties of its type or era. A wide hallway has been added, off which there is a good cloakroom facility and a door then runs through to the adapted kitchen off which there is a living room and dining room. This area is a fine open plan living space. The property also has an inner hall, off which there are three good bedrooms. The main bedroom has a walk in shower room and there is also a full family bathroom. Outside, the property is well provided for in terms of parking. There is a garage area and the rear garden is wide, lawned and offers an enviable open entertaining area off which there is garden room.

In more detail the accommodation comprises;

ON THE GROUND FLOOR:

Reception Hall

2.13m (7') x 1.55m (5'1)

With coved ceiling, part with painted brick wall, radiator, wood laminate flooring. 2' 9" wide opening to the kitchen area and a 2' 9" wide opening to the;

Cloakroom

2.16m (7'1) x 1.3m (4'3)

Coved ceiling, double glazed window to the side, ladder type radiator, woodgrain effect flooring, low level wc and wall hung wash basin with mixer tap.

Open Plan Living Area

9.14m (30') x 5.97m (19'7)

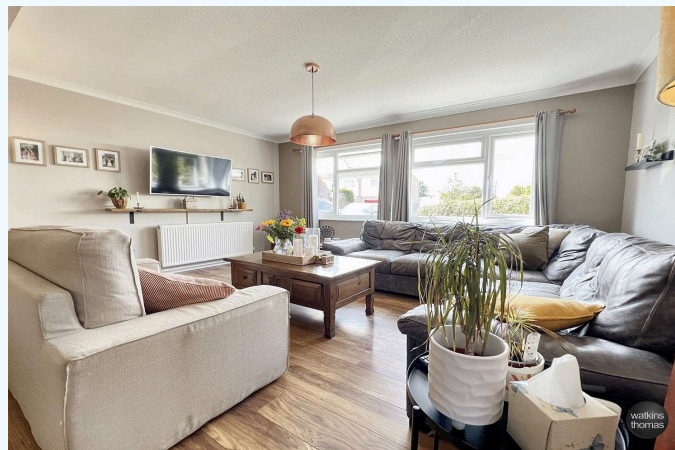
Which in principle parts comprises;



Living Area

4.78m (15'8) x 3.58m (11'9)

With two double windows to the front, coved ceiling, radiator, woodgrain effect flooring and with a 14ft wide square opening to the;



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Dining Area

4.78m (15'8) x 2.39m (7'10)

With a panel door to inner hall, coved ceiling, part with painted timber cladding, continuation of woodgrain flooring, heat pump control unit, radiator and with an opening to the;

Kitchen Area

3.96m (13'0) x 2.64m (8'8)

Double glazed window to the rear, a wide 2' 10" double glazed door, coved ceiling, sunken ceiling lights and beautifully appointed with bespoke 2' 7" high working surface in part with tiled surround and incorporated into which there is a stainless steel sink unit with mixer tap, further base cupboards and drawer units with low level electric heater, working surface over and tiled surround, together with a range of matching eye level cabinets. Two tall cupboard units around a wide recess for an American style fridge/freezer and with built in microwave, oven and grill units, induction hob with hood over and fitted dishwasher. Continuation of wood grain flooring.



Inner Hall

2.49m (8'2) x 2.77m (9'1) (maximum)

With access hatch to loft storage space and with doors to the bathroom, bedrooms, store room and utility room cupboard with plumbing for washing machine and service cupboard with a G-Series control unit for solar panels.

Bedroom 1

4.19m (13'9) x 3m (9'10)

Beautifully appointed and with a double glazed window the rear, venetian blind, coved ceiling, radiator and woodgrain effect flooring, two double wardrobe cupboards with central mirror fronted doors. Door to;

Shower Room

2.08m (6'10) x 1.68m (5'6)

With a double glazed window to the rear, venetian blind, sunken ceiling lights, coved ceiling and fitted with wet room arrangement with tiled floor, well, part tiled walls in brick effect with twin headed shower arrangement, low level wc and pedestal wash basin on a contemporary style base with waterfall type tap rising from wall. Radiator.



Bedroom 2

3.05m (10') x 3m (9'10)

With a double glazed window to the side with venetian blind, radiator, woodgrain effect flooring and with a double wardrobe cupboard with hanging rail and storage shelf.

Bedroom 3

3.4m (11'2) x 2.74m (9')

With a double glazed window and double glazed door to side, coved ceiling, radiator and woodgrain effect flooring.

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Box Room/Dressing Room

2.13m (7') x 1.17m (3'10)

With coved ceiling and woodgrain effect flooring.

Bathroom

2.08m (6'10) x 2.06m (6'9)

With a double glazed window with venetian blind and a white suite with shower end bath, having a mixer tap and twin headed shower unit over, screen, wash basin with two cupboards below and mixer tap and low level wc. Ladder type radiator and ceramic floor tiles.



OUTSIDE:

Driveway & Garaging

The property has parking for 2/3 vehicles. Off the driveway there is an ATTACHED GARAGE (15ft 2" x 10ft 10"). With up and over door, electric light and power points and with the Joule solar panel boiler.

Garden

The front door is approached over a ramp, which is flanked by stoned/pebbled area which leads to a boarded door which opens to the extensive rear garden area. Within the rear garden there are stoned areas and a decked entertaining area with ramp from the back kitchen door. The decked area is approximately 5m x 5m over which there is a 4m x 3m steel canopy/sitting out area. From the decked area there is a further ramp and decked area to the;



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Garden Room/Pub/Entertaining Area

3.84m (12'7) x 2.97m (9'9)

Which has a mono pitch roof, timber floor, timber elevations and which is approached through a pair of doors with adjacent windows. There is also a further store and this area is provided with electrical lighting and power points.

The extensive garden area in all is enclosed by close board fencing and comprises an expanse of lawn with a deep lavender bed and a triangular lawned garden with raised beds.

The property also has the benefit of a second side access off which is an air source heat pump. The property also has a car charging point.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

SERVICES

It is understood that mains electricity, water and drainage services are connected to the property. Gas is not currently connected to the property. It is understood that mains gas is available for connection. The property has the benefit of solar panels which feed into the grid and heating is via an air source heat pump. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

DIRECTIONAL NOTE

From central Hereford proceed to the north eastern outskirts of the city and take the road signposted Sutton St Nicholas. Enter Sutton St Nicholas and at the crossroads, turn left and then take the first right into Fieldway. Number 34 at the end of the road on the right hand side.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

31st July 2024

ID38539

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

