



Cross Cottage The Craft
Sutton St. Nicholas, Hereford, Herefordshire, HR1 3AZ

jackson
property

£325,000

Detached home with private garden | Popular Village of Sutton St Nicholas with Outstanding ofstead school | 3 Bedrooms & 2 Reception Rooms | Kitchen family room with separate utility room | Lounge with log burner

Situation

Delightfully positioned in 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. It is also within close proximity to the renowned Brockington Hall Golf Club, and Hampton Court Castle and Gardens is a short drive away.

Description

Approach via tarmac driveway leading to the front of the property. The front gardens are a good size mainly laid to lawn with seating area.

The enclosed porch is a useful space with windows on all sides and door leading through to the inner hallway. Having stairs to 1st floor, door to lounge, door to kitchen family room.

The lounge is inviting with front aspect window and French doors to the patio area, having feature fireplace with inset wood burning stove and door to rear lobby.

The kitchen family room is ideal for

entertaining, having space for dining table and sofa. There is a range of eyelevel and low-level cupboard units with worksurfaces over, space for dishwasher and cooker with extractor hood over.

Located off the kitchen is a useful study room or reception room, previously a garage it has been converted to an additional living space with large utility located off. The utility has a courtesy door to the garden along with side facing window.

The first floor landing is a large space with two windows flooding the area with light. There are three good size bedrooms all with built in wardrobes. The family bathroom has recently been replaced, having a white three-piece suite with shower over bath and heated chrome towel rail.

The rear garden is a private space, mainly laid to lawn and patio, being fully enclosed by timber panel fencing, having side access from both sides of the property and ample storage area space with separate shed and log store.

Services

All mains services are connected

Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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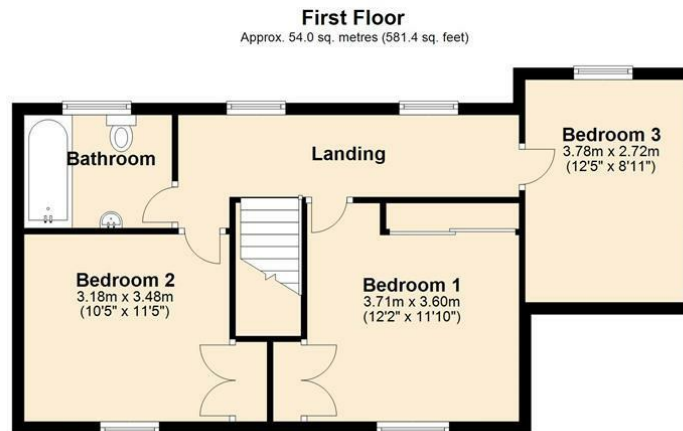
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Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

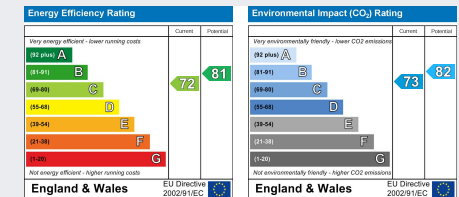


To arrange a viewing please contact us on t. 01432 344 779
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 116.4 sq. metres (1252.5 sq. feet)

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



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