



ST ETHELBERT CLOSE

Sutton St Nicholas HR1 3BF

# 14 St Ethelbert Close

## Sutton St Nicholas

### Herefordshire

#### HR1 3BF

In a tucked-away position on this modern development, a stylish and beautifully presented, well-appointed four-bedroom detached house, forming part of the very popular rural village of Sutton St Nicholas.

**Guide Price £320,000**

#### Situation and Description

The very popular rural village of Sutton St Nicholas has a thriving community with a modern primary and pre-school, village hall, church and public house. The well serviced cathedral city of Hereford lies approximately 2 miles away and offers a more extensive range of facilities as well as a main line train station and road links to other parts of the country.

The house itself is beautifully appointed and occupies a very tucked-away location on the edge of this small modern development. The house is beautifully presented throughout and includes gas fired central heating, all fitted carpets and blinds, full double glazing and has a large conservatory at the rear.

On arrival a pathway leads down to a front door with canopy entrance porch which opens into a welcoming entrance hall with modern oak flooring and door to cloakroom. The lounge is a good size and has a brick fireplace and hearth creating a lovely feature to the room, with a walk-in bay window to the front, fitted oak shelving and dimmer switches. Double doors then lead through to a dining room, which again has oak flooring and double glazed doors which open into a well-proportioned and spacious conservatory, which has a tiled floor, fitted window blinds, windows and doors overlooking and leading out to the gardens as well as views over neighbouring farmland. The kitchen is well-fitted with a range of cupboards and drawers, fitted Zanussi cooker, and a separate pantry cupboard and a lovely outlook over the garden. This is then supported by a small utility room which provides access to outside and provides further storage and space and plumbing for a washing machine.

From the hallway, a fully carpeted staircase leads up to a first-floor landing with access to both roof space and the airing cupboard. The master bedroom has windows to the front of the house as well as good sized built-in double wardrobes with sliding doors and a door to en suite shower room. There are then three further bedrooms, all with built-in double wardrobes and a separate bathroom, which is well-appointed with a white suite and fully tiled surrounds.

Outside: the property occupies a very attractive corner plot and is approached initially by a shared driveway and then by its own parking area which in turn provides access to a detached double garage 17ft 9 x 17ft 7 with twin-up-and-over doors, vaulted ceiling, wall shelving and door to side. There is a small garden store to the rear with pathways leading around the property to the rear gardens, passing raised beds with a herb garden and small vegetable section. The rear gardens have been designed with wildlife in mind and is a natural sun trap, faces due south east and are well-enclosed by close board fencing and include a patio, small lawn, herbaceous borders and trees.

**Services and Considerations** mains electricity, mains water, mains drainage, gas fired central heating. It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. Any matters relating to rights of way should be checked with your solicitor or surveyor. Council tax band E. EPC D. Tenure freehold.

#### Directions

From Hereford proceed out of the city following the A465 towards Worcester and Bromyard. At the bottom of Aylestone Hill continue straight across the roundabout and follow the signs for Bodenham and Sutton St Nicholas. After approximately 2 miles proceed into the village of Sutton and on entering the village, pass the public house on the right-hand side, and continue for a short distance before turning right into St Ethelbert Close. Bear right again and follow the road to the end of the cul-de-sac, and bear left and immediately right and no. 14 will be the last property on the left.





Immaculate property with kitchen/breakfast room, sitting room, dining room, conservatory and wc



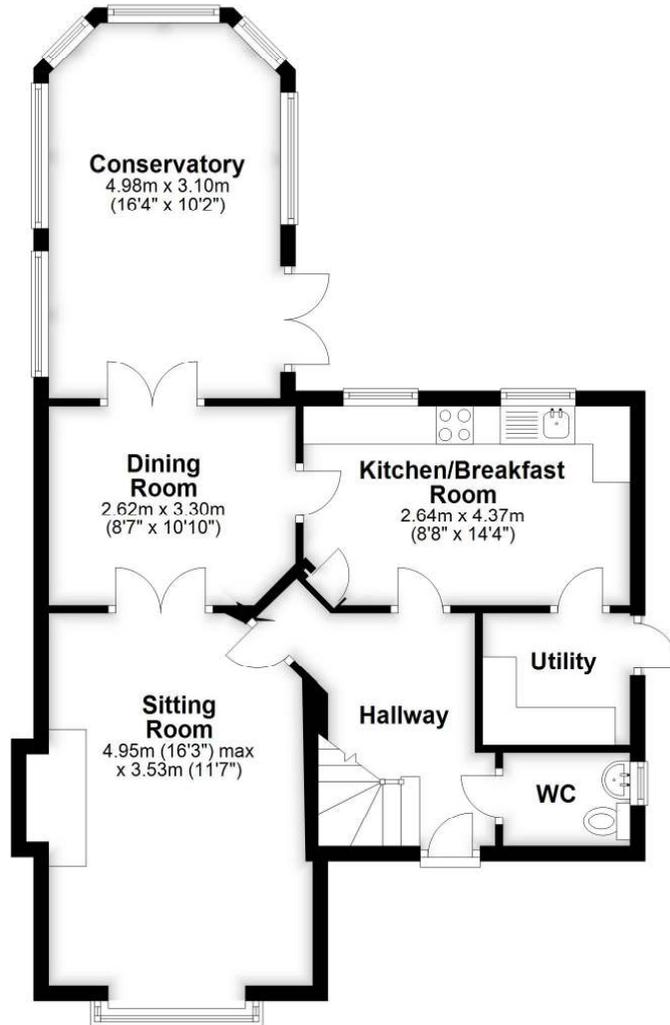


With four bedrooms, family bathroom and en suite



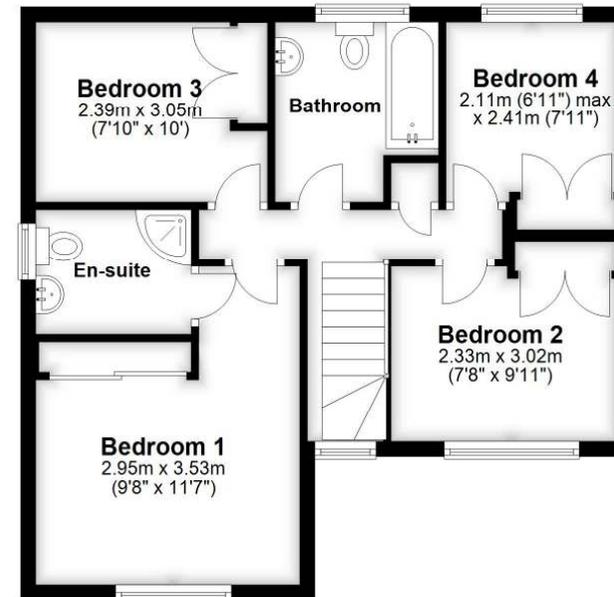
### Ground Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



### First Floor

Approx. 51.2 sq. metres (551.0 sq. feet)



Total area: approx. 119.0 sq. metres (1280.7 sq. feet)

Floorplans are for guidance purposes only and should not be taken as accurate. Brightwells Ltd  
Plan produced using PlanUp.

**Viewing:** Strictly through the agents:  
Brightwells, 46 Bridge Street, Hereford HR4 9DG

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# Brightwells

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