

# 9 CROFT CRESCENT

£495,000



“A superb, versatile bungalow in a popular village”

Yarpole, Herefordshire

This exceptional, detached bungalow is situated on a corner plot, tucked away in a private cul-de-sac in Yarpole, arguably one of Herefordshire’s most sought-after villages. There is a large kitchen/ dining space, a pretty garden, plenty of parking, a garden workshop and access to a thriving community: everything you could want for village life.

- Superb, detached bungalow
- Versatile accommodation
- Great corner plot
- Separate annex/ or reconfigured into one property
- Each bedroom has its own ensuite
- Popular village of Yarpole
- Planning for double garage (reinstatement)
- Parking for 4 vehicles



9 Croft Crescent has been thoughtfully and meticulously improved and maintained by the current vendor to offer a turn-key proposition and allow the new owners to simply move in. With new flooring, joinery, kitchen, bathrooms and storage: everything in this light and airy home has been upgraded to a high standard. Featuring a highly versatile layout, this property can be utilised as a main home with a separate, self-contained annex - perhaps for dependent relatives or to generate income as holiday accommodation - or have a partition wall and the kitchenette removed and the accommodation re-instated to form one, large property to suit the buyer's preference.

Enter into the spacious reception hall, where glazed wooden doors bounce natural light into each room. To one side lies the sitting room with a large bay window overlooking the front garden and an oak mantle, under which sits a wood-burner-effect, electric stove: creating a cosy atmosphere. This room, in turn, leads through to the kitchen/ dining space with patio doors accessing the rear garden. This is a great room in which to entertain friends or for the family to gather at mealtimes. The kitchen is modern and stylish and has multiple built-in, sliding, larder-style storage cupboards providing easy access to all of life's essentials. There are also built-in appliances such as a fridge-freezer, a dishwasher, waist -height oven and space for a further American-style fridge freezer.

Off to the other side of the entrance hallway sits a useful utility room with storage cupboards, a WC and space for white goods.

The master bedroom has stylish fitted wardrobes and a stunning ensuite shower room with built-in vanity unit, floor-to-ceiling tiling and a walk-in shower. The adjacent guest bedroom also has fitted wardrobes with stylish mirrored doors and an attractive ensuite with walk in shower, vanity wash hand basin and WC.



The third bedroom is currently configured as part of the annex but has plenty of integrated wardrobe space to serve as a bedroom and views across the rear garden; this room leads through into a dressing area and has access to an attendant bathroom with over-bath shower, splash screen, wash hand basin and WC. A further doorway links through into what is current a kitchen/ dining/ living space with a small kitchenette. There are double internal doors which lead to a blanked-off wall which can be removed (along with the freestanding kitchenette) to easily re-integrate this living accommodation with the rest of the home, if required. (This can be done prior to completion.)





**Outside:** To the front there is a lawn garden with shrubs and trees and a pathway leading up to the front door. There is sufficient driveway parking for 4 cars and a fenced-off area of ground on which permission was previously granted for a double garage and dropped kerb. This permission has lapsed but the vendor understands that it can be re-instated.

There is a side, gated passageway which leads to the separate annex entrance. A large decking seating area sits to the rear of the property: the perfect spot to enjoy the summer sun. There is a lawn area, flower borders, a small, raised pond and a further paved area with a gazebo in front of a wooden garden room: which would function as a workshop or hobby room. There is are two further garden sheds to the side.

**Area:** This sociable village thrives with both The Bell public house and The Church at its heart. The Church also houses the village shop and post office, which won the 2021 Regional Midlands Countryside Alliance Awards for best shop/post office. And to top it off... the Gallery Café is only a short walk away from your doorstep – a great destination for an afternoon catch-up with friends and neighbours. The market towns of Leominster and Ludlow with their independent shops, cafés, restaurants, supermarkets, transport links and more are just a few miles drive away.

**At a glance:**

- Bedrooms: 3
- Tenure: Freehold
- Council Tax Band\*: E
- Heating: Radiators; Oil
- Services: Mains water, electricity, drainage
- Service charges: Nil
- Covenants: None known
- Notes: Planning permission for double garage (now lapsed)
- Broadband: Yes\*\*

\* correct as of instruction date | Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.