

17 MILLCROFT ROAD

£385,000



“A great family home”

Bodenham, Herefordshire

Nestled in the highly sought-after village of Bodenham, this delightful three-bedroom, link-detached property offers the perfect combination of tranquil countryside living and convenient amenities.

- Quiet cul-de-sac location
- Desirable village
- Great kitchen/ dining space/ family room
- 3 bedrooms
- Solar panels
- Garage and off-road parking
- Well loved garden
- Views



Set within a peaceful cul-de-sac, there are views across open fields to be enjoyed and rural walks from the doorstep; and with a local doctor's surgery, school, convenience store and welcoming village pub just a short walk away, this home is ideal for families and professionals alike.

The front door leads into a large reception porch, with plenty of room for storing shoes and hanging coats. From here, enter via attractive double doors into the main reception hallway, with a further door in front to the sitting room, the kitchen to the left and stairs up to the first floor, to the right.

The sitting room is light and airy, courtesy of a large feature window which overlooks the front garden. A cosy gas fire sits in a stone fireplace a provides a pretty focal point; making the room a perfect space in which to relax and read a book.

The kitchen/ dining room is a great open-plan space in which family and friends can come together at mealtimes. This area, in turn, flows into the family room which over looks the rear garden - making the entire layout perfect for families, where small children can be supervised in one connected space.

The kitchen features plenty of wall and floor cabinets for storage as well as ample countertop for food preparation. There is a waist-height oven and a countertop electric hob with an extractor fan overhead. There is also sufficient room for a dishwasher, washing machine and refrigerator.

Off the kitchen, there is an inner passageway which leads through to a door accessing the garage, further storage cupboard, separate WC and an external door leading to the rear garden.



Upstairs, there are three bedrooms leading off a central landing. The front bedroom has an array of built in storage cupboards, as does the second double bedroom, which overlooks the rear of the garden. The third bedroom is a single and also overlooks the rear garden, with far-reaching views across open fields and woodland into the distance.



The property benefits from solar panels which are owned outright and generates income.



Outside: The tarmac driveway provides plenty of off-road parking and leads up to the garage and front door. A neatly maintained lawn and front garden enhances the property's curb appeal. A side gates accesses the rear of the garden via a small area with a raised bed containing a fernery and space for storage. The rear garden has been lovingly cared for, and contains mature shrubs, bushes and perennial flowerbeds around a central lawn area. There is also a greenhouse for those with green fingers and a paved seating area on which to enjoy al fresco drinks and summer barbecues.

Area: Bodenham is a popular Herefordshire village and is well served by a local public house, service station with convenience store, church, primary school, doctor surgery and bus routes. The market town of Leominster is a short drive away and offers supermarkets, independent shops, cafés, public houses, restaurants and transport hubs. The city of Hereford lies approx 7.5 miles to the south.

At a glance:

- Bedrooms: 3
- Tenure: Freehold
- Council Tax Band*: D
- Heating: Central heating; Gas
- Services: Mains electricity, water, drainage and gas
Roof solar panels owned outright by property
- Service charges: Nil
- Covenants: None known
- 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.

