



FOR SALE  
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Shanoo House, Millway, Sutton St Nicholas, Hereford,  
Herefordshire, HR1 3BQ

Asking Price £425,000



# Shanoo House, Millway, Sutton St Nicholas, Hereford, Herefordshire, HR1 3BQ

NO CHAIN (NEW PHOTOGRAPHS ADDED)

Trivett Hicks is pleased to offer for sale this well presented four/five bedroom detached property, which is situated in the popular village of Sutton St Nicholas. Sutton St Nicholas has several amenities to include school, village pub, churches and village hall to name but a few.

The property having extensive accommodation offers in more detail entrance hall, living room with wood burning stove, dining room, fitted kitchen with integrated appliances to include oven, hob, fridge and freezer, sitting room, utility room, study and cloakroom Wc all to the ground floor. To the first floor four bedrooms, master with en-suite shower room and a family bathroom. The property benefits from double garage with store room/attic room above, driveway providing parking for at least two cars, recently fitted Worcester gas boiler under twelve months old and gardens.

## DETAILS

### GROUND FLOOR

#### ENTRANCE HALL

Obscure double glazed window to the front aspect, double radiator, stairs to the first floor, under-stairs storage cupboard, door to:

#### CLOAKROOM

Obscure double glazed window to the front aspect, fitted with two piece suite comprising wash hand basin, tiled splashbacks, low-level WC, radiator, beech style laminate flooring and textured ceiling.

#### LIVING ROOM 21'6" x 10'11" (6.57m x 3.33m)

Double glazed bay window to the front aspect, two double radiators, TV point, power points, coved and textured ceiling, open fireplace housing wood burning stove with stone hearth and oak mantle over, sliding patio doors to the rear garden.

#### LIVING ROOM 9'0" max x 9'0" (2.75m max x 2.75m)

Double glazed bay window to the rear aspect, radiator and power points, double doors to the living room.

#### STUDY 8'1" x 8'0" (2.47 x 2.45)

Double glazed window to the front aspect, radiator, power points, coved and textured ceiling.

#### FITTED KITCHEN 13'0" x 8'1" (3.98m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, glass display unit, 1+1/2 bowl stainless steel sink unit with tiled splashbacks, integrated fitted fridge and freezer, plumbing for dishwasher, fitted electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to the rear aspect, radiator, vinyl flooring, power points and ceiling spotlights, opening to:

#### SITTING ROOM 7'10" x 7'8" (2.40m x 2.36m)

Double radiator, power points, double glazed sliding doors to rear to the garden, ceiling spotlights, door to:

#### UTILITY ROOM 8'7" x 6'7" (2.62m x 2.02m)

Fitted with a matching range of base units, 1+1/2 bowl stainless steel sink with mixer tap, tiled splashbacks, recently fitted in last 12 months Worcester wall mounted gas boiler serving heating system and domestic hot water with heating timer control, plumbing for automatic washing machine, double glazed window to the rear aspect, double radiator, slate style vinyl flooring, power points, textured ceiling and double glazed obscure door to the rear garden

#### FROM HALLWAY

Stairs to the first floor

### FIRST FLOOR

#### LANDING

Power points, access to the roof space, coved and textured ceiling, door to:





**MASTER BEDROOM 11'1" x 10'8" (3.38 x 3.26)**  
Double glazed window to the front aspect, radiator, fitted wardrobes with mirror fronted sliding doors and power points.

**EN-SUITE SHOWER ROOM**  
Fitted with three piece suite comprising recessed tiled enclosure with fitted Mira electric shower with folding glass screen, wash hand basin in vanity unit with cupboards under, low-level WC, shaver point and light, tiled splashbacks, obscure double glazed window to the front aspect, radiator.

**BEDROOM 2 10'10" x 10'3" (3.32m x 3.13m)**  
Double glazed window to the front aspect, radiator, power points, fitted wardrobes with sliding doors, coved and textured ceiling.

**BEDROOM 3 10'11" x 8'2" max (3.33m x 2.49m max)**  
Double glazed window to the rear aspect, radiator, power points, coved and textured ceiling, door to

**BEDROOM 4 9'1" x 8'0" (2.78m x 2.46m)**  
Double glazed window to the rear aspect, power points, radiator, power points and fitted wardrobe with sliding doors.

**BATHROOM**  
Fitted with three piece suite comprising wash hand basin in vanity unit, glass fronted built in cupboard unit with drawers below, recessed mirror, shaver point, panelled bath with fitted Mira electric shower over, folding glass screen, heated towel rail, obscure double glazed window to the rear aspect, vinyl flooring, textured ceiling with ceiling spotlights.

**DOUBLE GARAGE 16'9" x 15'7" (5.11 x 4.76)**  
Having up and over doors and power points.

**FROM INSIDE GARAGE STAIRS LEAD TO**

**ATTIC ROOM 17'4" x 11'5" (5.30m x 3.5m)**  
Skylight to the rear aspect, having restricted head height, eaves storage and power points.

**OUTSIDE**  
The property is approached by double driveway which leads to the double garage. The front garden is mainly to lawn with shrub beds bordering to the front. Side gate gives access to the rear garden, which is again mainly laid to lawn having patio area and shrub beds bordering. The garden benefits from outside cold water tap and lighting.

**MONEY LAUNDERING**  
Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

**COUNCIL TAX**  
Council Tax Band E £2852.84 2024 - 2025 (A reduction may be applicable for single occupancy)

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

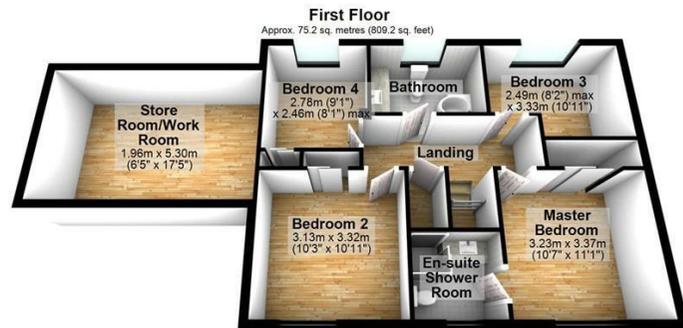
**TO VIEW**  
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street, Hereford Tel: 01432 274300. E-mail: hereford@trivett-hicks.com

**DIRECTIONS**  
Leave Hereford City on the Aylestone Hill road (A465) at the roundabout take the second exit signposted Sutton St Nicholas. On entering Sutton St Nicholas at the crossroads take a right turn, then after a short distance take a further right turn into Millway. The property will then be found after a short distance along on the right hand side.

**N.B**  
These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



## Floor Plan

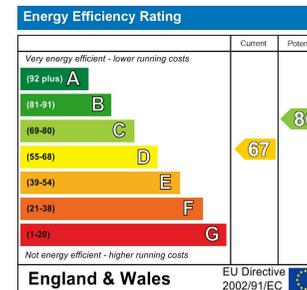


Total area: approx. 170.7 sq. metres (1837.6 sq. feet)

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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