



LODER DRIVE, AYLESTONE HILL, HEREFORD, HR1 1DS

A Spacious Detached 4 Double Bedroom Family Home situated in a superb location, a short walk from Hereford Colleges and Aylestone Park, with garage, large driveway and private garden.

Entrance Hall – Open Plan Kitchen/Dining/Family Room – Sitting Room
Conservatory – Utility Room – Downstairs WC – Bedroom 1 with Ensuite
3 Further Double Bedrooms – Family Bathroom – Airing Cupboard
Attached Garage – Private Garden with Sheltered Decking – Workshop/
Shed – Large Driveway

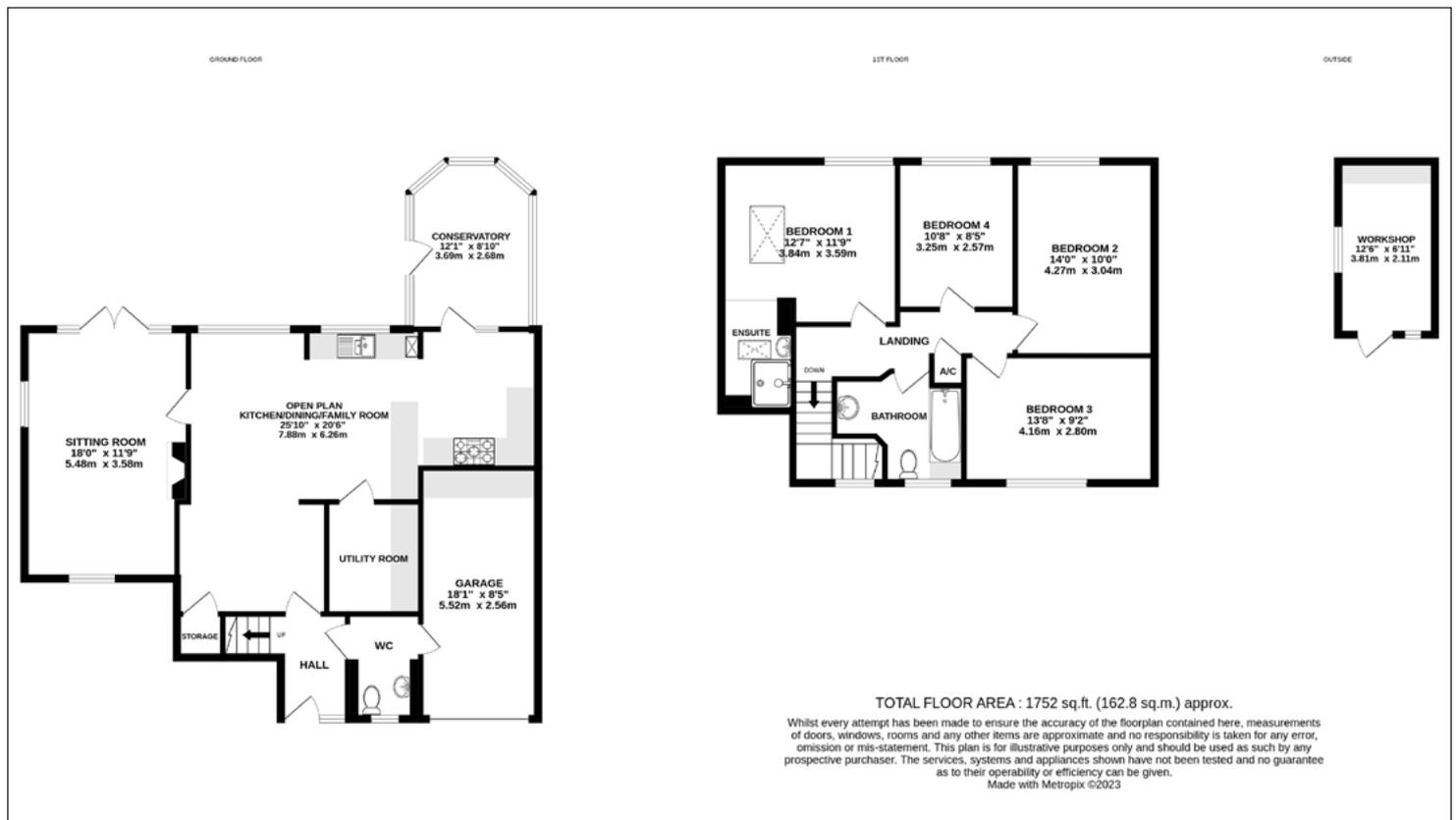


THE PROPERTY

Benefitting from generously spacious living on both floors, this property is a perfect 'next step' home for a growing family with 3 reception rooms, 4 double bedrooms, attached garage with internal access, private garden with workshop and large driveway.

The property is within close walking distance of the Hereford Colleges and Ofsted 'Good' primary and secondary schools, while just 10 mins walk are the full amenities of the City Centre and County Hospital. For leisure pursuits, the Point4 gym with exercise classes, hydrotherapy pool & spa is very close by, while also close is Aylestone Park; 47 acres of open greenery for dog lovers and walkers alike.





Entrance Hall – Stepping into the property on wood effect laminate flooring, which runs through into the open plan kitchen/diner. The hall is well-lit from a full-length window, with a door on the right into the downstairs WC, which includes door access into the garage.

Open Plan Kitchen/Dining/Family Room – Fitted throughout in sleek wood effect laminate flooring, the open space is flooded with natural light from wide rear windows overlooking the garden. There is space for sofas and family dining, as well as a fully fitted modern kitchen. Grey shaker units above & below are complimented by black granite countertops, including a 2-seater breakfast bar which splits the space. There is space for a gas range cooker, with subway splashback tiles and integrated extractor fan hood above. In front of the window are stainless-steel sink & a half with drainer and space & plumbing for a dishwasher.

Sitting Room – The main reception room is a good-size and features a working wood-burning stove sat atop tile hearth at its focal point, with large fully glazed French doors creating seamless flow out to the garden.

Conservatory – Fitted in wood panel flooring with full view of the garden. Includes a sun-sheltering ceiling and could be ideal as a home office/study.

Utility Room – With door access just off the kitchen, the utility comes with fitted cupboard units and space & plumbing for both a washing machine & tumble dryer.



Bedroom 1 With Ensuite – Fitted in warm wood effect flooring, the main bedroom is filled with natural light through both its wide rear window and large velux skylight. Comes with integrated wardrobe and drawer storage, with open ensuite shower room just around the corner, including thermostatic walk-in shower with glazed screen and basin with chrome mixer tap.

Bedroom 2, 3 & 4 – All three further bedrooms are well proportioned doubles, fitted in warm wood effect laminate flooring and benefit from large triple windows. Bedroom 3 in particular enjoys lovely front aspect views across Hereford.

Family Bathroom – Fitted in floor-to-ceiling wall tiles, the bathroom includes bath with shower & glazed screen, WC, towel rail over radiator and basin with chrome waterfall mixer tap.





OUTSIDE

The rear garden is private and securely fenced at the perimeter. Just in front of the French doors is a patio with pergola over, perfect for dining al fresco during the summer. Across the lawn to the other side of the garden is a rain-sheltered raised decking area, with a further door into the workshop/shed.

The front driveway is tarmacked and provides off-road parking for several vehicles, with further parking in the garage if required.







PRACTICALITIES

Herefordshire Council Tax Band 'E'

Gas Central Heating

Double Glazed Throughout

All Mains Services

Superfast Fibre Available

DIRECTIONS

From Hereford, head north-east on the A465 up Aylestone Hill. At the first mini-roundabout, take the first exit, followed by the first exit again at the next roundabout onto Venns Lane. Proceed for half a mile, then turn right into Loder Drive. At the T-junction, turn right and continue to the end, where the property can be found in the right-side corner. What3Words: ///trying.ranch.foal

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