

Andrew Grant



12 Southbank Road

Hereford HR1 2TJ



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4 Bedrooms **2 Bathrooms** **3 Receptions**

"A smart, contemporary home in one of Hereford's most desirable addresses..."

Scott Richardson Brown CEO

- Located within one of Hereford's most sought-after addresses, this property is offered with no onward chain and features modern comforts and beautifully designed living accommodation.
- The heart of this home is a stunning kitchen diner with bi fold doors that open to the rear garden, the ideal space for entertaining and informal al fresco dining.
- A state-of-the-art cinema room with a full 11.1 150-inch 4K Dolby Atmos Home Theatre and high-quality entertainment system.
- A Smart home system with underfloor heating and air conditioning provides convenience and efficiency.
- The light and airy master suite features a walk-in wardrobe and a luxurious en-suite shower room.
- Experience peace of mind with an automated secure gated access and off street parking for up to eight cars.
- The highly sought after Hereford Cathedral School, Hereford County Hospital and the train and bus stations are all within walking distance.



2,224 sq ft (206.60 sq m)



The hallway

The tasteful and modern décor of the impressive hallway immediately sets the tone for what lies beyond and features slate flooring that seamlessly flows into the kitchen diner.

Recessed spotlights gently illuminate the space, ensuring a warm but bright and airy feel upon entering the property.





The kitchen diner

The stunning kitchen diner has been thoughtfully designed to suit the modern family lifestyle, whilst the bi fold doors that open out on to the patio, combine to create the ideal 'inside and out' entertaining space.





The painted shaker style kitchen units with wooden worktops feature a convenient breakfast bar and integrated dishwasher. A large range cooker with stylish clear splash back and extractor hood sits conveniently between the units, creating the perfect space for cooking and preparing meals for the family.

A recessed space with built in units that surround a large American-style fridge freezer, complete this beautiful and functional kitchen.





The dining area adjacent to the kitchen has ample space for a large dining table and chairs or alternatively additional seating to create a kitchen family room if desired.

The bi fold doors that provide access to the garden, create the perfect setting for hosting dinner parties or enjoying al fresco dining during the summer months.





The sitting room

The spacious, dual aspect sitting room features a large window to the front and bi-folding doors out to the garden at the rear, that ensure the room is flooded with natural light.

The chimney breast features a large alcove with a slated hearth, perfectly suited to the installation of a wood burner or gas fire. Ambient wall and ceiling lights further enhance the warmth and inviting ambiance of this large, 25ft. reception room.



The cinema room

The second reception room currently serves as an amazing cinema room, with a full 11.1 150-inch 4K Dolby Atmos Home Theatre and high-quality entertainment system. A large window to the front floods the room with natural light to ensure the room can be used as an alternative sitting room when not being utilised as a cinema.

A well appointed downstairs WC completes the ground floor accommodation.



The landing

The wonderfully light and spacious galleried landing provides access to the four bedrooms and family bathroom, whilst a front-facing window bathes the area in natural light.



The master bedroom suite

Positioned at the front of the property, this delightful master suite immediately impresses with its light and airy ambiance. The highlight, is the superb walk-in wardrobe, offering ample storage space, whilst the en suite shower room provides further convenience and comfort, completing this elegant and inviting bedroom suite.





The master bedroom en suite shower room

This luxurious and stylish en suite has been thoughtfully designed and features a walk-in shower, tiled in natural travertine and a rainfall shower head with separate hand-held attachment.

Modern white sanitary ware, a pre-lit mirror, recessed ceiling spotlights and a chrome towel radiator complete this well appointed shower room.



Bedroom three

Positioned at the rear of the property, this generously sized double bedroom enjoys stunning views over the rear garden and features a built-in wardrobe.





Bedroom four

This double bedroom also enjoys great views of the rear garden and features a door to access the conveniently located laundry room.

Equipped with wall units, worktops and space for a washing machine and dryer, the convenient location of this laundry room laundry ensures trips up and down the stairs with armfuls of washing a chore of the past.



The family bathroom

Exceptionally well-equipped, this contemporary family bathroom features a luxurious free standing bathtub, a separate shower cubicle, a low-level WC and a floating vanity washbasin.

Recessed ceiling spotlights and an obscure-glazed window to the rear ensures the room is both private and well illuminated, whilst a chrome towel radiator and a pre-lit mirror complete this beautifully appointed family bathroom.





The gardens

The generously sized, family friendly rear garden features steps that descend from the bi-folding doors to a patio area. Bordered by a combination of walling, fencing and flower beds, the garden is a safe haven for both children and pets to enjoy.

A mature tree provides shade from the sun during the summer months and a side door in the garage provides convenient access from the garden.



Location

This stylish, contemporary and immaculately presented detached four double bedroom family home is located on the peaceful and highly sought after Southbank Road, within close proximity to the city centre.

Hereford is a delightful cathedral city on the banks of the River Wye, and offers a rich tapestry of history and culture. The bustling city centre hosts a vibrant market, showcasing local produce and crafts. Visitors can explore museums, art galleries and theatres, or wander along the picturesque riverside.

The city is the home of the renowned Cathedral school, established 1384 and unique in its history and location, the school is one of the oldest in the country and ranked 131 in the Top 200 independent schools in the UK by The Telegraph. The school is well complimented by the successful Hereford Sixth Form College and a new university (NMITE).

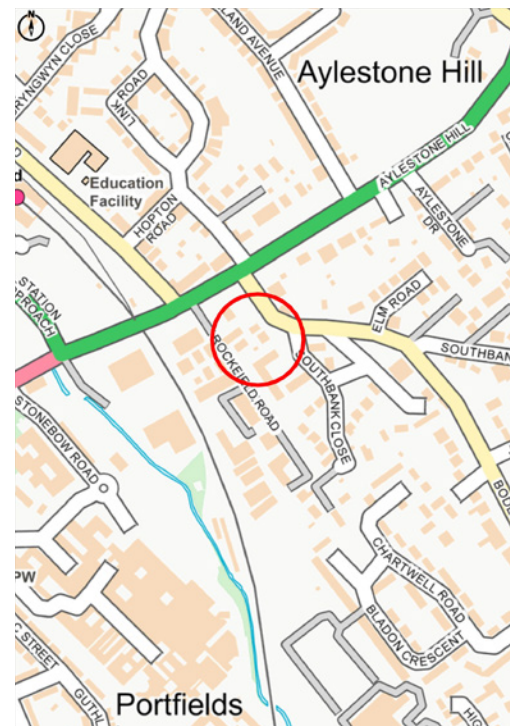
Transport links in the area are excellent, with Hereford served by regular train services connecting to major cities such as Birmingham, Cardiff and London. The M5 motorway, via the M50, provides easy access to other parts of the country, while local bus services offer convenient travel within Hereford and its neighbouring towns and villages.

Services

The property is connected to mains gas, electricity, water and drainage.

Council Tax

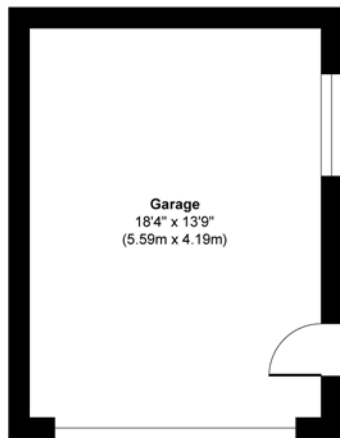
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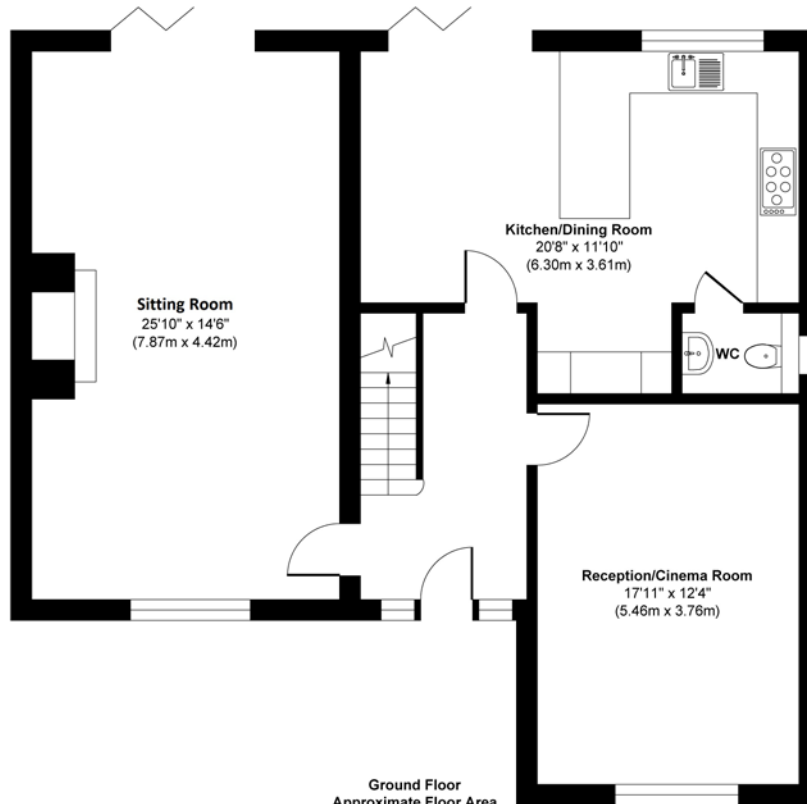
Approximate Gross Internal Area (Including garage)

2,224 sq ft / 206.60 sq m



Garage
18'4" x 13'9"
(5.59m x 4.19m)

Garage
Approximate Floor Area
253 sq. ft
(23.50 sq. m)

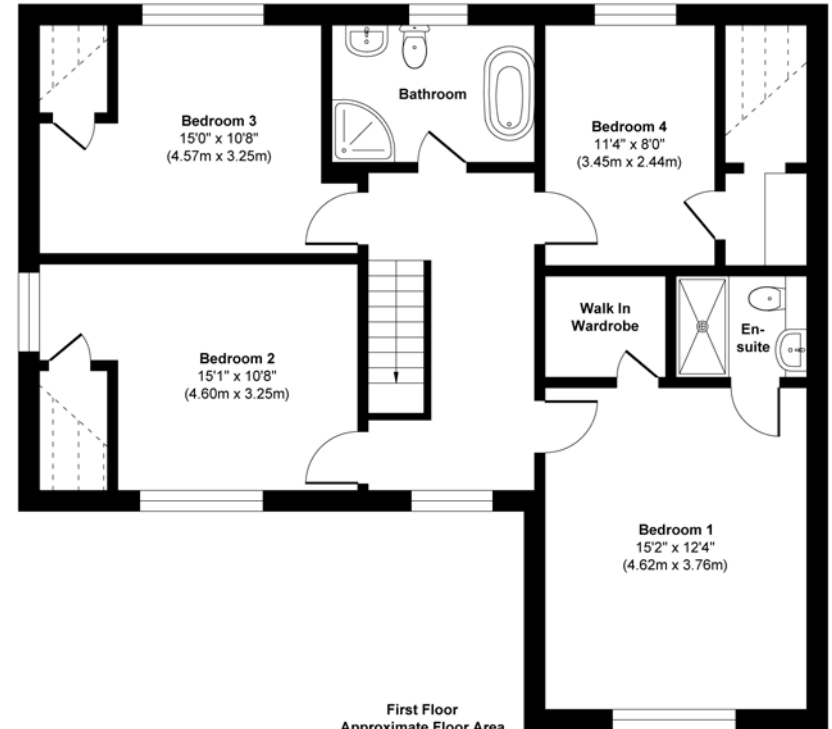


Sitting Room
25'10" x 14'6"
(7.87m x 4.42m)

Kitchen/Dining Room
20'8" x 11'10"
(6.30m x 3.61m)

Reception/Cinema Room
17'11" x 12'4"
(5.46m x 3.76m)

Ground Floor
Approximate Floor Area
1046 sq. ft
(97.18 sq. m)



Bedroom 3
15'0" x 10'8"
(4.57m x 3.25m)

Bedroom 4
11'4" x 8'0"
(3.45m x 2.44m)

Bedroom 2
15'1" x 10'8"
(4.60m x 3.25m)

Bedroom 1
15'2" x 12'4"
(4.62m x 3.76m)

First Floor
Approximate Floor Area
925 sq. ft
(85.92 sq. m)

This plan is for guidance only and must not be relied upon as a statement of fact



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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