



10 ROSE MEADOW  
Paradise Green, Marden, HR1 3DW



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Forming part of a very select development, a spacious and well-designed newly built house well-appointed throughout with good sized gardens and views over farmland at the rear.

**Offers Over £750,000**



#### **Situation and Description**

Rose Meadow is a small and attractive development of detached houses that now form part of this popular village. Local facilities include a nearby shop, a primary school and community centre, with further facilities at the nearby villages of Moreton on Lugg and Bodenham. The bustling cathedral city of Hereford lies within 6 miles and offers an extensive range of shops, cafes and restaurants along with a multi-screen cinema, theatre and mainline train station.

The house itself has recently been finished and offers very comfortable and well-designed living space throughout. Set in a good-sized plot with open rural views at the rear just some of the features include underfloor heating on the ground floor, a stylish German kitchen with NEFF integrated appliances, bifold doors to a large sun terrace, fitted carpets, oak joinery, an 'Architects Certificate', double glazing throughout and much more.

On arrival, an oak framed porch and bespoke oak front door lead into a good-sized hall with limestone tiled floor, and understairs storage area. A door then leads into a large sitting room with engineered oak floor, feature brick fireplace with fitted wood burner, wall lights, ample power points 3-amp points and bifold doors to the rear sun terrace.

The kitchen/breakfast room offers plenty of light and space and is naturally the main hub of the house. With a sleek fitted kitchen with Dekton worktops, plenty of cupboard space, pan drawers, remote over surface lighting, a large

central workstation, integrated appliances including 5 ring induction hob, extractor, built in Neff ovens and dishwasher as well as fridge and freezer, the kitchen is well equipped and ready to go. There are windows to the front and side and again bi-fold doors leading out to the rear, along with living and dining space and a practical limestone floor.

The ground floor accommodation is then supported by a utility room and cloakroom again with limestone flooring, cupboard space and a wall mounted gas fired combination boiler which serves the central heating.

From the hall an oak staircase leads up to a newly carpeted first floor landing. There are then four comfortable bedrooms again all newly carpeted, as well as a family bathroom. The master bedroom has its own en suite shower room and glazed doors with a Juliet balcony offering far reaching views over the gardens to farmland at the rear. A guest suite also has its own en suite shower room, and all the bedrooms have ample power points, as well as tv points.

#### **Outside**

The property is approached to one side by its own large, stoned parking area with turning and parking space for a number of cars. There is then a lawn to front of the house and attractive exterior lighting with the main gardens again laid to lawn at the rear. Gently sloping and enclosed by hedging and fencing they include a mature willow tree and adjoin the large sun terrace at the rear of the house. There is plenty of scope for a double garage or room to extend.





Kitchen/breakfast room leading on to large sun terrace with supporting sitting room





Master bedroom and guest suite both with en suite shower rooms





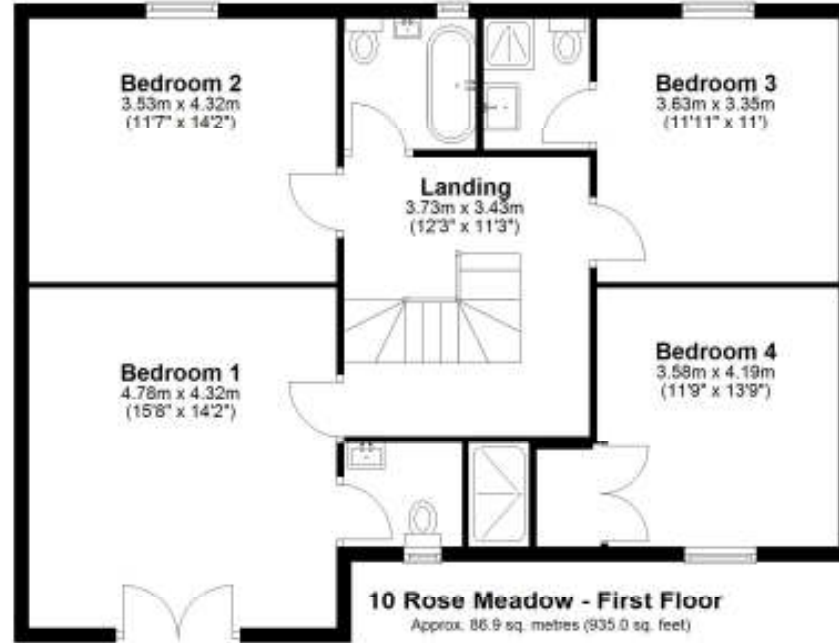
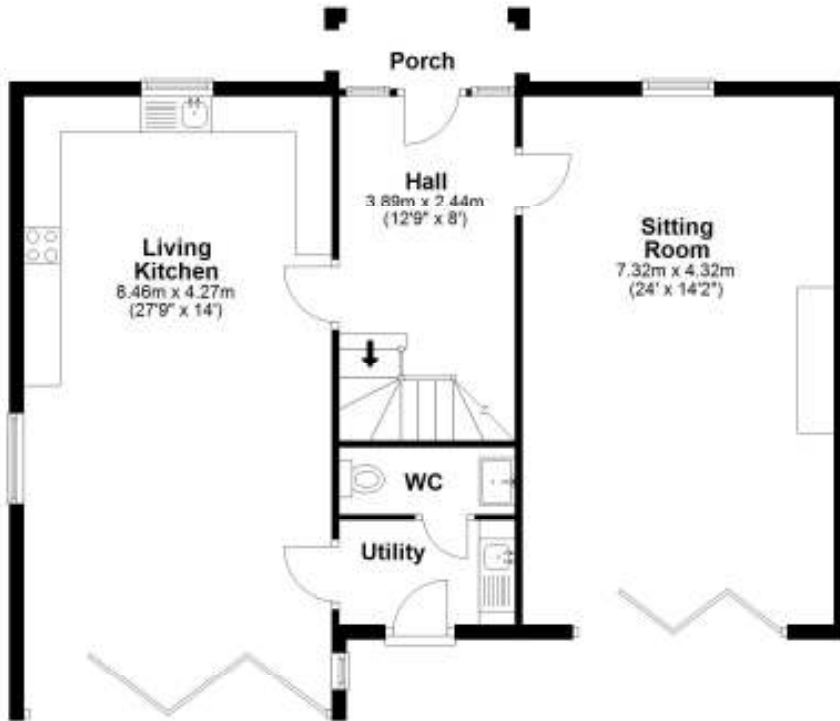
Further two bedrooms with supporting family bathroom





## 10 Rose Meadow - Ground Floor

Approx. 87.3 sq. metres (939.6 sq. feet)



Total area: approx. 174.2 sq. metres (1874.6 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.

### Directions

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From Hereford take the A49 towards Leominster and Shrewsbury, and after 3 miles turn right for Moreton on Lugg and Marden. Continue for approximately 1/2 a mile passing over the railway line and river bridge and after a further half a mile turn left towards Marden. On entering the village continue straight ahead and Rose Meadow will be found on the right-hand side. Proceed into this small development bearing right at the end and the house will be found on the left-hand side.



### Services and Considerations

Mains water, electricity and gas all connected, private drainage. Tenure freehold. Council Tax: TBC. EPC B 85/91. Mobile Phone Coverage 5G. Broadband Fibre

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyers are advised to obtain verification from their Solicitor or Surveyor. All prospective purchasers are advised to clarify matters relating to rights of way with their Solicitor.

# Brookes Bliss

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