



Whitestone Cottage Whitestone, Hereford, Herefordshire,  
HR1 3RY

Asking Price £485,000





## Whitestone Cottage Whitestone, Hereford, Herefordshire, HR1 3RY

Trivett Hicks is pleased to offer this attractive red brick five bedroom detached property, which is located within the popular area of Whitestone to the northeast side of Hereford. The property is conveniently situated with access to both Hereford city and Worcester with its motorway links. Local amenities include; shop, post office, village hall, school, church and a bus service.

The internal accommodation comprises in more detail, entrance hall, living room, study, large recently re-fitted kitchen/dining area, the kitchen benefiting from integrated appliances, utility room, cloakroom with Wc all to the ground floor. To the first floor five bedrooms and family bathroom having four piece suite to include separate bath and shower.

Outside to the front of this impressive property, it is approached by secure gated driveway providing off road parking for several cars. There is also carport and additional separate garage having power points and lighting. To the rear, the garden has been landscaped to provide patio area, raised beds, lawn with flowers and shrub beds bordering. At the far end wooden steps lead up to a raised arbour area, perfect for unwinding on a summers evening. The garden is fully enclosed by wooden panelled fencing and has the benefit of outside tap.

### FULL DETAILS

#### ENTRANCE HALL

Double glazed window to the front aspect, radiator, oak style laminate flooring, power points, picture rail, central heating thermostat, under stairs and storage cupboard, door to:

#### CLOAKROOM

Fitted with two piece suite comprising, wash hand basin in vanity unit with cupboards under, tiled splashbacks, low level Wc and extractor fan.

#### LIVING ROOM 18'8" x 11'8" (5.69m x 3.58m)

Double glazed window to the front, side and rear aspect, two radiators, TV points, power points, coved ceiling, electric fire with marble effect hearth and wooden mantle over, double glazed double doors lead to the rear garden:

#### KITCHEN/DINER 18'8" x 17'8" (5.69m x 5.40m)

Recently re-fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, integrated dishwasher, space for fridge/freezer, fitted electric double oven, four ring ceramic hob with stainless steel extractor hood over, double glazed windows to the rear aspect, double glazed window to the front aspect, two radiators, laminate flooring, power points, coved ceiling, ceiling spotlights and a door to:







**UTILITY ROOM 12'8" x 7'1" (3.88m x 2.16m )**

Worktop space, matching base units, plumbing for automatic washing machine, space for fridge and automatic washing machine, double glazed window to the rear aspect, radiator, oak style laminate flooring, power points, access to roof space, floor mounted oil fired boiler serving heating system and domestic hot water with heating timer control, double glazed door to the rear garden.

**STUDY 10'1" x 5'8" (3.09m x 1.74m )**

Double glazed window to the front aspect, radiator, power points, telephone point and access to roof space.

**FIRST FLOOR**

From the entrance hall stairs lead to the first floor.

**LANDING**

Skylight, power points, dado rail, access to the roof space, double doors to airing cupboard and additional over stairs storage cupboard, door to:

**MASTER BEDROOM 10'5" x 10'1" (3.18m x 3.09m)**

Double glazed window to the rear and side aspect, fitted wardrobes with part mirrored sliding doors, radiator and power points.

**BEDROOM 2 12'1" x 9'1" (3.69m x 2.79m )**

Double glazed window to the rear aspect, radiator, TV point, power points, door to:

**BEDROOM 3 9'2" x 8'9" (2.81m x 2.67m )**

Double glazed window to the front aspect, radiator, TV point, power points and fitted wardrobe with double doors.

**BEDROOM 4 10'1" x 7'11" (3.09m x 2.42m )**

Double glazed window to the front aspect, radiator, power points

**BEDROOM 5 12'9" x 4'9" (3.89m x 1.46m )**

Double glazed window to the front aspect, radiator, power points and oak style vinyl flooring.

**BATHROOM**

Fitted with four piece suite comprising wash hand basin in vanity unit with cupboard under and drawers, tiled splashbacks, large double sized shower cubicle with fitted Mira electric shower, low-level WC, heated towel rail, shaver point and light, obscure double glazed window to the rear aspect, vinyl flooring and ceiling spotlights.

**COUNCIL TAX**

Band D £2301.49 2024/2025 (A reduction may be applicable for single occupancy).

**LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 26000.

**DIRECTIONS**

Leave Hereford on the A4103 Worcester Road after passing the car garage on your right, continue past the left turn sign posted Withington. The road bears to the right and as it straightens up you will see the property on the left hand side after a short distance. If you get to the Bartestree right turn on your right you have gone too far.

**TO VIEW**

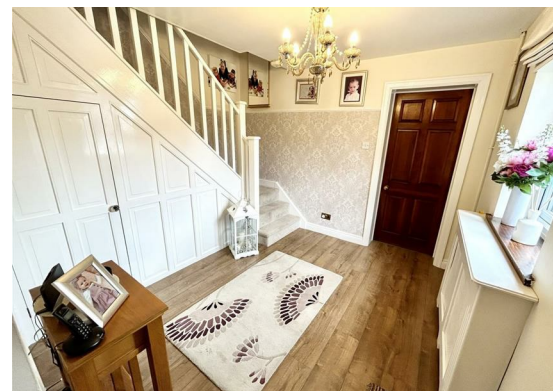
Viewings are strictly by arrangement with the Estate Agents Trivett Hicks, 10 St. Peters Street Hereford Tel: 01432 274300.

**MONEY LAUNDERING REGULATIONS**

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.

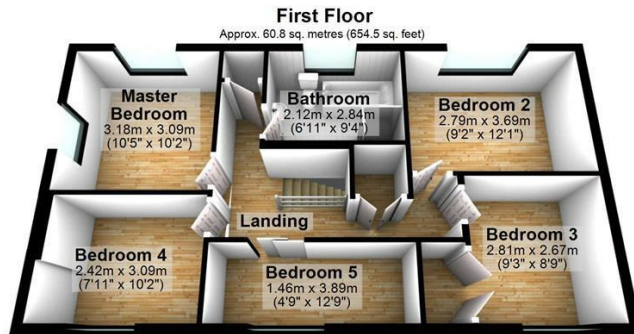
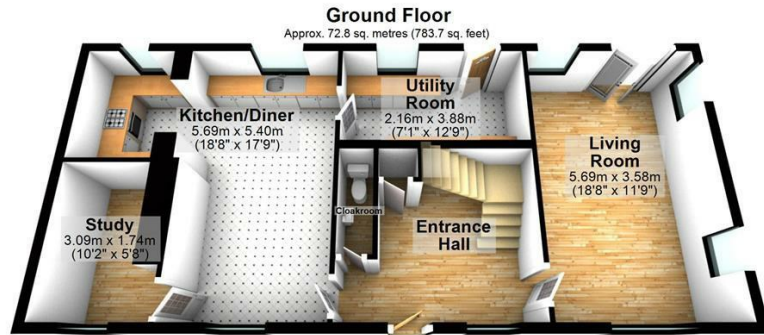
**N.B.**

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. 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. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.





## Floor Plan

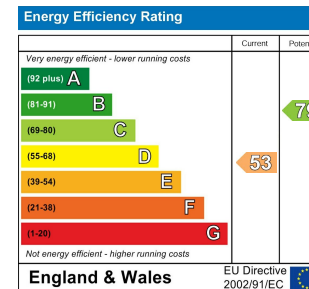


Total area: approx. 133.6 sq. metres (1438.2 sq. feet)

## 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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