

4 Dormington Drive, Hereford, HR1 1SA
Guide price £570,000



Character & Country

PROPERTY SPECIALISTS



4 Dormington Drive, Hereford, HR1 1SA

Guide price £570,000

Council Tax Band: E

A spacious 1950's family house in the very popular area of Tupsley, which has been beautifully refurbished and re-configured with large enclosed gardens, garage and parking.

SITUATION AND DESCRIPTION

The property enjoys an excellent location, quietly situated yet with both garden and especially at first floor level, open views across Hereford itself and as far as The Black Mountains in the distance. It is just a few minutes drive from a range of local amenities including shops, post office, takeaway, butchers and public house. These are also readily accessible on foot, as is the city centre, bus station and railway station all of which would be around 15 to 20 minutes walking distance.

The property which was originally constructed in 1957 has been recently fully refurbished to an extremely high standard featuring woodblock floors, exposed oak, bespoke high spec kitchen/breakfast room, large lounge plus superb contemporary en-suite and bathroom facilities. The current vendor has installed security lighting and alarm system and a new paved patio, a wired commercial grade CCTV system and exterior lighting. The property also benefits from a large fully enclosed garden and provides a wonderful family environment. In detail the property comprises:

GROUND FLOOR

Double glazed entrance door to

ENCLOSED ENTRANCE PORCH

With further part stained glass entrance door to

HALLWAY

With original woodblock floor, screened radiator, understairs storage cupboard, further useful understairs cloaks cupboard.

DINING ROOM

With woodblock floor, coved ceiling.

LARGE SITTING ROOM

With woodblock floor, Minster style fireplace and hearth with living flame gas fire, wall lighting, triple aspect to rear gardens. Double french doors to recently laid paved terrace.

KITCHEN/BREAKFAST ROOM

With porcelain reconstituted limestone flooring, double french doors to garden paved terrace, soft close drawers and cupboards, 1.5 bowl sink unit, integral dishwasher, fridge and Neff fan assisted oven and grill. Further work surface space, five ring quality Neff gas hob, eye level wall cupboards, extractor, sliding pantry cupboard, downlighting.

LARGE UTILITY

With porcelain tiled floor, door to side, work surface space, plumbing for automatic washing machine, stainless steel sink unit, tiling, Worcester gas fired central heating boiler, wall cupboards (containing meters).

CLOAKROOM

With WC and wash hand basin.

Bespoke oak staircase to

FIRST FLOOR LANDING

With access to insulated loft

BEDROOM ONE

With double bedroom, views across to the Cathedral and the Black Mountains in the distance. Double wardrobes.

FAMILY BATHROOM

With contemporary style shower attachment, tiling, close coupled WC, contemporary Roca circular bowl with shelving and tiling. Fitted mirror, tiled shower with folding screen, downlighting, ceramic tiled floor and shelving.

BEDROOM TWO

With large double wardrobe and storage space.

SUPERB MASTER BEDROOM SUITE

With built in double wardrobe and storage. Further bespoke contemporary style fitted wardrobes, garden and views across the city. Part ornate glazed door to Large luxuriously appointed

EN-SUITE BATHROOM

With contemporary oval bath, walk in shower and screen with tiling, wide bore shower and auxiliary shower rack, close coupled WC, high quality vanity wash hand basin with drawers and cupboards, large fitted mirror and light. Feature downlighting.

BEDROOM FOUR

Overlooking gardens and beyond.

OUTSIDE

To the front is a tarmacadamed car parking area with double access, outside lighting. Garage with electronically operated up and over door with further very useful additional recess, further storage, power and lighting.

To the rear is a most delightful and spacious rear garden which catches the afternoon sun with a paved terrace, central pathway and extensive lawned garden either side with mature trees surrounding, fence surround, personal access to garage, gated access to front, security lighting, garden shed. Further side access with outside lighting.

SERVICES

We understand that all mains services are connected.



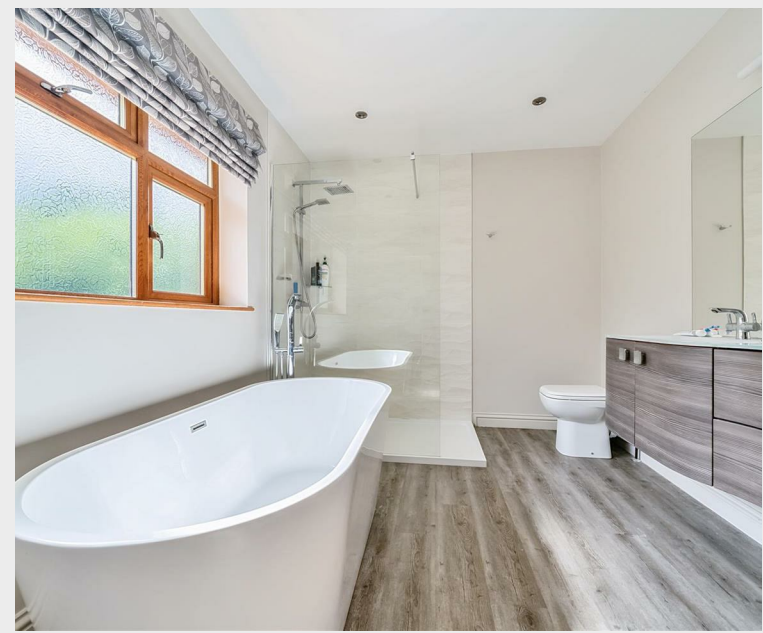


LOCAL AUTHORITY

Herefordshire Council 01432 260000 Council Tax band - E

DISCLAIMER

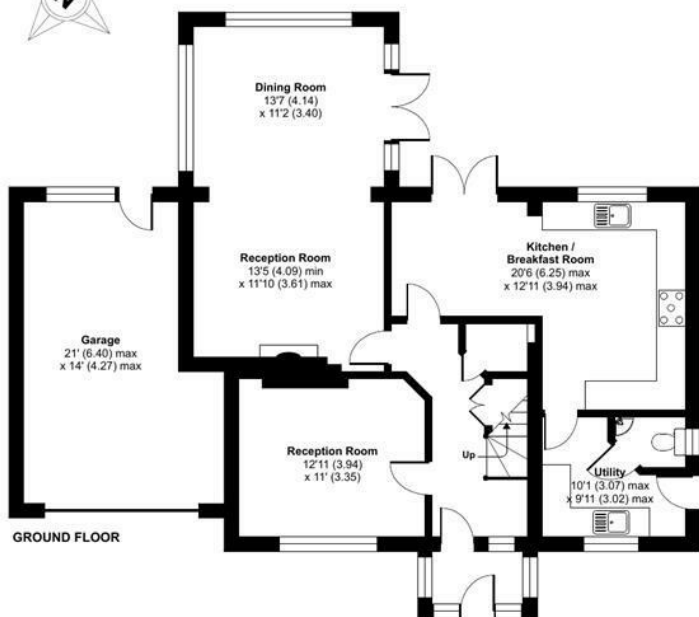
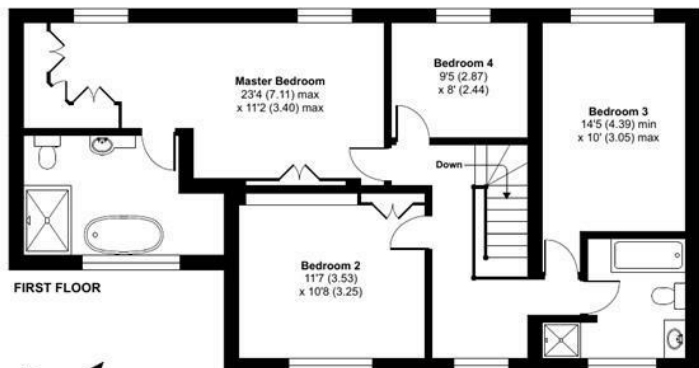
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Dormington Drive, Hereford, HR1

Approximate Area = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Character & Country

PROPERTY SPECIALISTS

5 Bridge Street

Hereford

Herefordshire

HR4 9DF

01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

- **ORIGINALLY CONSTRUCTED IN 1957 BUT NOW COMPLETELY UPGRADED AND REFURBISHED**
- **FIRST FLOOR VIEWS ACROSS HEREFORD WITH THE BLACK MOUNTAINS IN THE DISTANCE**
- **GARAGE AND OFF STREET PARKING, FULLY ENCLOSED AND PRIVATE REAR GARDENS**
- **RECENTLY INSTALLED EXTERIOR LIGHTING, AND CCTV SYSTEM. SOME SMART VOICE ACTIVATED LIGHTING**
- **OPENREACH FULL FIBRE TO PROPERTY AND GOOD PHONE SIGNAL**
- **PORCH, HALL, DINING ROOM, LARGE SITTING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY, DOWNSTAIRS WC**
- **FABULOUS MASTER BEDROOM WITH LARGE EN-SUITE CONTEMPORARY STYLE BATHROOM**
- **THREE FURTHER BEDROOMS AND BATHROOM**
- **GAS CENTRAL HEATING AND DOUBLE GLAZED**
- **2178 SQ FT IN TOTAL ACCOMMODATION**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2024. Produced for Character & Country. REF: 1178266