

71 Quarry Road, Hereford, HR1 1ST
Guide price £425,000



Character & Country
PROPERTY SPECIALISTS



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Council Tax Band: D

IN THE POPULAR TUPSLEY AREA OF THE CITY, CLOSE TO THE QUARRY PARK AND WITH DISTANT VIEWS TOWARDS MORDIFORD AND HAUGH WOODS, AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOUSE

SITUATION AND DESCRIPTION

The property enjoys a particularly pleasant location within this very desirable residential locality situated within easy walking distance of amenities including shops, post office, beauticians, church and church hall, fish and chip takeaway, dentist, along with regular local bus services plus being a convenient distance to Hereford city centre. The property is diagonally opposite The Quarry park and has distant views over the city to the Malverns beyond.

The property itself has been extended and provides spacious family accommodation with a really large master bedroom situated above the garage with windows overlooking both the rear garden and to the front roof top views towards Mordiford, Haugh woods and beyond. There are two further double bedrooms and a single bedroom/study along with a well fitted modern bathroom.

To the ground floor is a spacious and light sitting room with wood burning stove and a beautifully fitted and extended kitchen breakfast room/family room with double doors leading onto the patio area. A useful covered passageway alongside the garage provides storage and gives access into a multi purpose room suitable as a utility/greenhouse/hobbies room. There is ample driveway parking to the front and a fully enclosed rear garden providing a safe environment for dogs and children. In more details the property comprises:-

Part double glazed front entrance door to

ENTRANCE HALL

With wood laminate flooring, window to side elevation, single panelled radiator, understairs storage cupboard, doors off to

SITTING ROOM

To the front, with bay window with views across Quarry Road and to the open countryside beyond. Inset woodburning stove, double panelled radiator, recessed shelving.

From the entrance hall part glazed door to

BEAUTIFULLY FITTED OPEN PLAN KITCHEN/FAMILY ROOM

Comprehensively fitted with a range of wall and base units with work surface space incorporating 1.5 bowl ceramic sink unit with mixer tap over, built in wine cooler, built in Lamona microwave, window to rear elevation, glass fronted display cabinet, Cuisine Master range cooker with five burner gas hob, double oven and extractor over, tiled surround, recess ceiling spotlighting , breakfast bar with inset wine rack, archway to

LOVELY FAMILY ROOM

With radiator and French doors leading onto the patio and gardens. Wood laminate floor throughout. Contemporary style radiator, part glazed door with cat flap to

USEFUL COVERED WALKWAY

With door to front driveway, heater box, storage, opening to

SINGLE GARAGE

With up and over door, power and light. Door to rear garden, again with cat flap, door to

WC

With low level WC and wash hand basin, further part glazed door to

VERY USEFUL UTILITY ROOM/WORKSHOP/HOBBY ROOM

With deep recessed cupboard, concreted floor, space and plumbing for automatic washing machine and tumble drier, power and light.

From the entrance Hall steps up to

FIRST FLOOR LANDING

With single panelled radiator, loft access point, smoke alarm and doors off to

MASTER BEDROOM

With windows to front and rear elevations, superb far reaching views, double panelled radiators.

FAMILY BATHROOM

Fitted with a contemporary suite comprising panelled bath with rainfall and hand held shower. Wash hand basin and vanity unit, mirror fronted medicine cabinet, tiled surrounds, low level WC, ladder style towel radiator, recess ceiling spotlighting, two obscure glazed windows to rear elevation.

BEDROOM TWO

Situated to the rear with window overlooking the rear garden and single panelled radiator.

BEDROOM THREE

With window to front elevation again reaching far reaching views, single panelled radiator, wall shelving, coat hooks, recessed cupboards.

BEDROOM FOUR

Again situated to the front with recessed cupboard and window to front elevation enjoying aforementioned views. Radiator.

OUTSIDE

The property is approached from Quarry Road over a private driveway providing parking for approximately 3/4 vehicles with lawned garden with mature shrubs.

To the rear of the property is a paved patio, external lighting, outside cold water tap, pathway leading to a useful timber shed and lawned garden fully enclosed within fence and mature trees surround. The gardens are very private and not overlooked from the rear.

SERVICES

All mains services are connected to the property.





LOCAL AUTHORITY

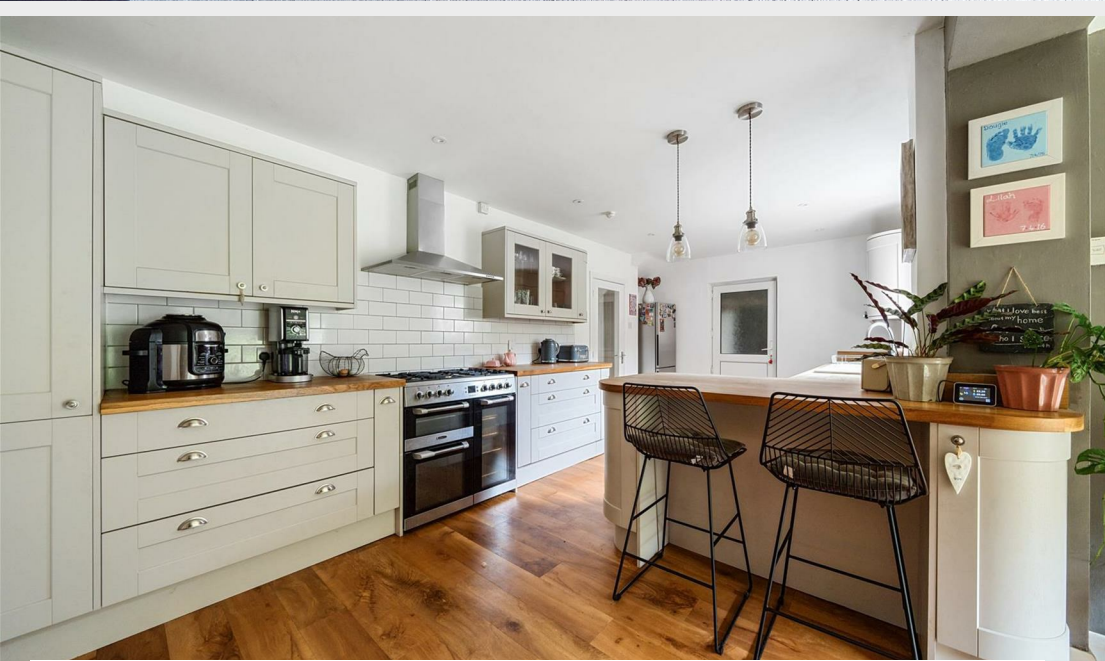
Herefordshire Council 01432 260000. Council Tax Band D.

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.









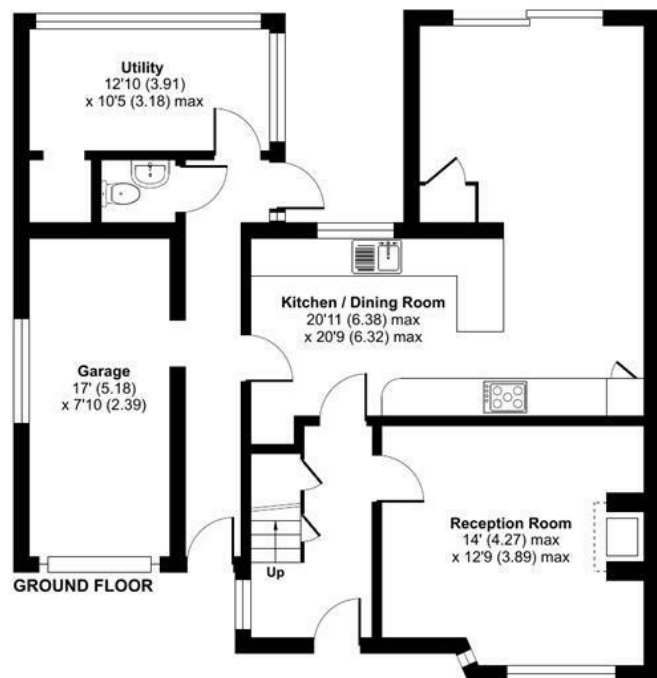
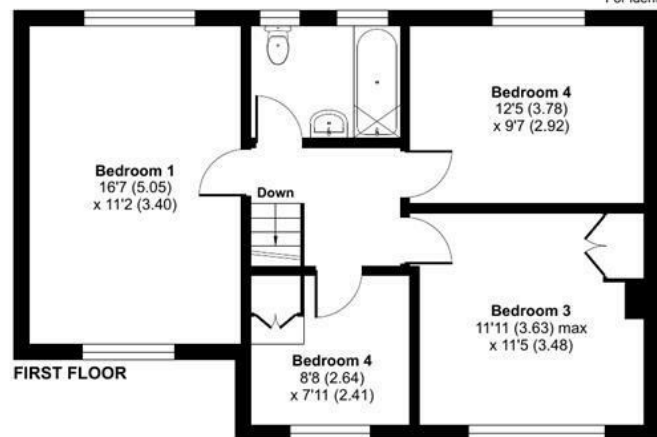
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Approximate Area = 1443 sq ft / 134 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1571 sq ft / 145.8 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	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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PROPERTY SPECIALISTS

5 Bridge Street

Hereford

Herefordshire

HR4 9DF

01432 278278

hereford@characterandcountry.co.uk

www.characterandcountry.co.uk

- SPACIOUS EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOUSE
- SITTING ROOM WITH LOG BURNER AND DISTANT ROOF TOP VIEWS OF THE COUNTRYSIDE
- FANTASTIC OPEN PLAN KITCHEN/BREAKFAST ROOM/FAMILY ROOM WITH GAS FIRED RANGE COOKER
- MASTER BEDROOM WITH WINDOWS TO FRONT AND REAR, LOVELY FAR REACHING VIEWS
- TWO FURTHER DOUBLES AND A SINGLE, WELL FITTED FAMILY BATHROOM
- GARAGE, COVERED WALKWAY STORAGE, USEFUL UTILITY/HOBBIES ROOM/STORAGE/WORKSHOP
- LARGE DRIVEWAY PARKING. PRIVATE PET AND CHILD SAFE ENCLOSED REAR GARDENS
- CLOSE TO LOCAL AMENITIES INCLUDING SHOP, POST OFFICE, BEAUTY SALON, FISH & CHIP SHOP, THE QUARRY PARK
- PLEASE SEE DRONE AND VIDEO WALK THROUGH TOURS AND LINKS FOR FURTHER INFORMATION
- UNEXPECTEDLY AVAILABLE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Character & Country. REF: 1192660