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35 Hampton Dene Road, Hampton Dene Road, Hereford, HR1 1UX

'A quite exceptional detached house which offers an extensive level of versatile accommodation, capable of multi generational family living, located in the Hampton Dene district, on the eastern outskirts of the city'

NEW INSTRUCTION

£685,000.00 (Freehold)

Residential Sales and Lettings

35 Hampton Dene Road, Hampton Dene Road, Hereford, HR1 1UX

LOCATION

Hampton Dene Road is located in the Hampton Dene residential district which lies about 1½ miles east of the centre of the Cathedral City of Hereford. The locality is served by a range of amenities including primary and secondary schools, higher educational establishments are available in Folly Lane and also in the neighbourhood there is a church, community hall, local shop and public houses. The amenity value offered by 'The Lugg Flats', which are on the edge of the city and 'The Quarry' are also within easy reach. Hereford as a whole offers an excellent range of shopping, leisure and recreational facilities and both bus and railway stations.

DESCRIPTION

35 Hampton Dene Road is exceptional in terms of its condition and the overall level of versatile accommodation it offers. The house is presented in excellent order throughout, is double glazed and centrally heated, there are extensive areas of engineered oak flooring, many tumbled and filled travertine opus tiled flooring and contemporary style doors with attractive door furniture. Off the large open plan living room, which has bifold doors opening to the rear garden, there is a kitchen and dining accommodation. There are two distinct sets of bedroom areas on the ground floor with two further bedrooms, a study and bathroom on the first floor. The property is very well provided for in terms of bathroom and en-suite facilities, it is set above the road, has a driveway and garage together with front garden areas and private gardens to the rear which enjoy a southerly and private aspect. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Reception Hall

2.74m (9'0) x 2.03m (6'8) (9'10 maximum including return stairway)

Approached through a feature wooden door with glazed centre panel and having a return stairway to the first floor, double glazed window to the front, deep under stairs storage cupboard, engineered oak flooring, opening to inner hall and with feature doors to the kitchen/dining room and the

Exceptional Open Plan Living Room

6.58m (21'7) x 8.23m (27')

With a set of five pane bi-folding doors which open to and overlook the rear garden with vertical blinds, double glazed window to the front, wall light points, sunken ceiling lights, engineered oak flooring, radiators and with a wood burning stove with wooden mantel over and granite hearth. Oak flooring, stainless steel dimmer light switches and power points and with door with glazed panels to the:



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Open Plan Kitchen/Dining Room
8.23m (27'0) (maximum) x 3.48m (11'5)

Dining Area

3.91m (12'10) x 3.25m (10'8)

With sunken ceiling lights, four pane bi-folding doors which open to and overlook the rear garden and with feature floor tiles which continue through to the:



The Fitted Kitchen

3.48m (11'5) x 4.88m (16') (maximum)

With a double glazed window to the side, numerous sunken ceiling lights and extensively fitted with soft close base cupboard and drawer units with granite working surfaces over, matching up-stand and high level shelving. Recess with range style cooker with tiled splash back, sunken ceiling lights above and cooker hood together with feature painted timber mantel. Built-in dishwasher, built-in tall freezer and larder shelf, built-in Bosch microwave with cupboards above and below and further pull out pantry cupboard. Contemporary style radiator and with double bowl sink unit with drainer and Franke hot/cold mixer tap. Door to:

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Utility Room

4.93m (16'2) x 1.65m (5'5)

With a double glazed door to outside, further double glazed window, plumbing for washing machine, tiled floor and floor mounted Greenstar Highflow boiler which provides central heating and domestic hot water. Wood block working surface and recess for further appliances together with a brick effect tiled wall. Sunken ceiling lights and loft storage opening.

Second Inner Hall

2.62m (8'7) x .91m (3'0)

With tiled floor, sunken ceiling lights and having doors to shower room and:

The Guest Bedroom Suite (Bedroom 1)

4.67m (15'4) x 4.04m (13'3)

With double glazed windows to two aspects including a outlook over the rear garden. Radiator.

The Shower Room

3m (9'10) x 2.24m (7'4)

Beautifully appointed with shower with screen and stone effect wall tiles and electric shower unit, low level wc and wash basin with cupboards below and tiled course over. Double glazed window, sunken ceiling lights, ladder type radiator and tiled floor.



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Inner Hall

6.81m (22'4") x 3.91m (12'10")

With wood grain flooring, wooden skirting boards, double glazed window and wooden doors to Bedroom 3/study and:

The Principal Bedroom Suite (Bedroom 2)

4.78m (15'8") x 3.56m (11'8")

With a pair of double glazed French doors opening to and overlooking the rear garden, feature flooring, radiator, ceiling spotlight fitting and door through to:

The En-Suite Shower Room

2.67m (8'9") x 2.26m (7'5")

With white suite comprising walk-in shower cubicle with screen, brick effect tiled surrounds, thermostatically controlled shower unit, heritage pedestal wash basin, tiled splash back and low level wc. Double glazed window, ladder type radiator and feature floor tiles, sunken ceiling lights and extractor unit.



Study/Bedroom 3

3.76m (12'4") x 2.62m (8'7")

With sunken ceiling lights, radiator, a continuation of the feature oak flooring and with a double glazed window to the front.



ON THE FIRST FLOOR:

Landing

Bedroom 4

3.96m (13'0") x 3.78m (12'5") (widening to 16'7")

With a double glazed dormer window area, sunken ceiling lights, radiator and doors to eaves storage cupboards. Door to:



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Lobby

1.02m (3'4) x .84m (2'9)
With doors to the dressing room and

En-Suite Shower Room

3.07m (10'1) x 2.36m (7'9)
With a tiled shower cubicle with brick effect tiled surrounds and an electric shower unit, vanity wash basin with mixer tap, low level wc and built-in cupboards. Sunken ceiling lights, extractor unit, ladder type radiator and wood grain effect flooring.



Walk-In Dressing Room/Wardrobe area

3.1m (10'2) x 1.3m (4'3)
With hand made storage comprising fitted shelf and a run of hanging rails. Access hatch to loft space and sunken ceiling lights.

Bedroom 5

3.78m (12'5) x 3.18m (10'5)
With a double glazed window to the side, doors to eaves storage cupboards, radiator, ceiling spot light fitting and a pair of louvre doors to a recessed cupboard.

Bedroom 6/Study 2

2.69m (8'10) x 2.36m (7'9) (max)
Part with reduced head room and having a double glazed window to the front.

Bathroom

2.54m (8'4) x 1.7m (5'7)
Beautifully appointed with a shower end bath with mixer tap and thermostatically controlled shower unit over with brick effect tiled surrounds, vanity wash basin with mixer tap with tiled courses over together with wc. Double glazed window, sunken ceiling lights, extractor unit, ladder type radiator and wood grain effect flooring.



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OUTSIDE:

A splayed driveway set between a substantial natural stone walls rise to tarmac turning and parking areas of which is located THE GARAGE (19'5 x 10'3 with an 8'8 maximum ceiling height) with a roller door to the front, personal door to the rear, electric light and power points. The left of the driveway is flanked by a deep well stock border and to the right is flanked by an expanse of level lawn with a circular island featuring numerous evergreens.

To the right of the residence a gate opens to a paving stone pathway which has a triangular stone border and runs to shaped paving stone pathways and patio areas including a seating area. The line between the patio and garden is extensively demarked by a low brick wall with coloured stones over and sweeps around to the second side of the property.

To the second side of the property there is a concrete pathway with dry stone border and raised beds with fruit canes, two central stone raised islands with palms and further deep well stocked beds and borders. This garden area is screened and private and also has a log store, outside tap, outside light and can be approached from the principal ground floor bedroom.

The majority of the garden area is given over to an expanse of level lawn with sleepers, retaining a vegetable garden which has further raised shaped beds in a composite material. This garden area is screened from the road by a high timber fencing.


Within the garden area there is a substantial 'OAK FRAME GARDEN ROOM' which overall is about 9'10 x 13'1, it is of traditional timber frame construction and currently provides a potting shed (13'1 x 4') and a store (13'1x 5'5). This unit sits in the corner of the garden and could continue with its existing usage or be upgraded for an excellent garden room/studio, it has electric light and power points, a velux roof light, parts are of double glazed elevations with double glazed roof over.



SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.


VIEWING

Strictly by appointment through the agents, telephone Hereford [\(01432\) 272280](tel:01432272280) .

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and follow through into Ledbury Road and on the outskirts of the city by 'The Cock Of Tupsley' public house turn right into Hampton Dene Road. Proceed along Hampton Dene Road and Number 35 will be identified on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel:01432272280) . For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.thepropertyguild.co.uk or www.onthemarket.com.

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19th October 2023
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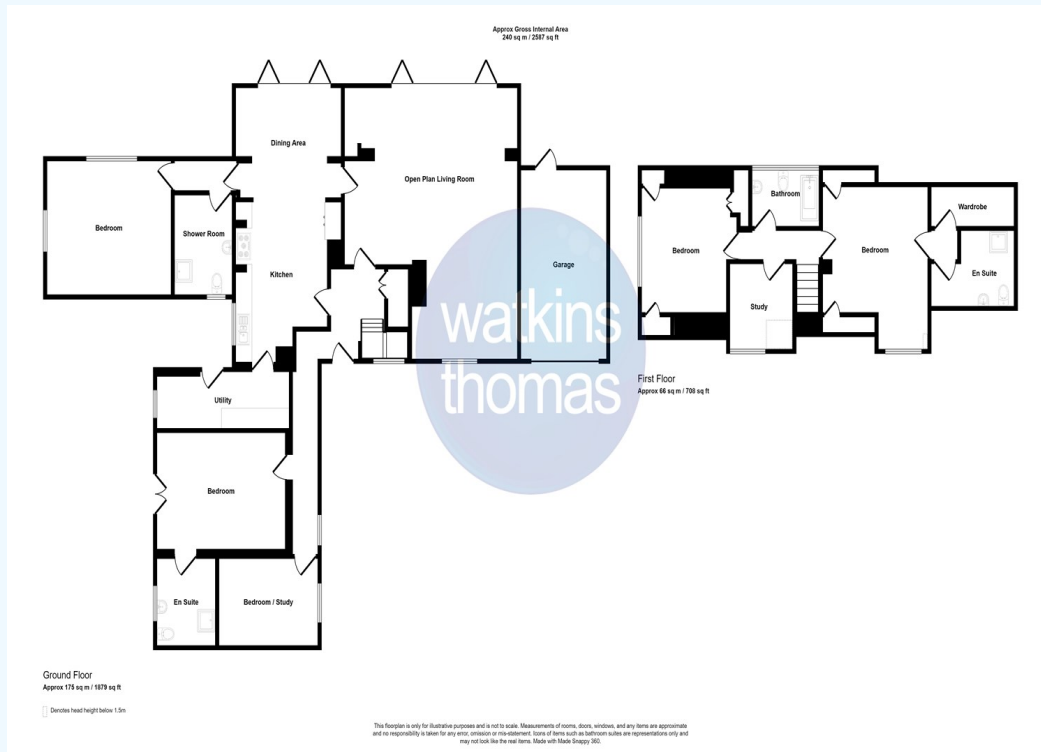
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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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