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14 Watermeadow Close, Aylestone Hill, Hereford, HR1 1JG

'Located in a prime residential cul-de-sac, convenient to and north city centre a detached residence which is centrally heated and double glazed. Three reception room/four bedroom accommodation and with distant views enjoyed from the rear'

£500,000 (Freehold)

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LOCATION

Watermeadow Close is a residential cul-de-sac located off Broadlands Lane, off Aylestone Hill, to the north of central Hereford (in the vicinity there is a school) and there are facilities available along Aylestone Hill and Folly Lane as are Hereford's higher educational establishments. A view is enjoyed from the rear of the residence Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with bus and railway stations.

DESCRIPTION

14 Watermeadow Close is an established well proportioned detached residence which is centrally heated and double glazed. On the ground floor there is an entrance hall with cloakroom off, sitting room, separate dining room and study together with a kitchen/breakfast room and utility room. On the first floor there are four bedrooms, one of which has an en-suite shower room. There is also a bathroom. 14 Watermeadow Close is set behind its own front garden and a brick pavior driveway leads to the garage. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Recessed Entrance Porch

1.17m (3'10") x .76m (2'6")

With a tall double glazed window and composite double glazed door with leaded double glazed upper light to:

The Reception Hall

3.3m (10'10") x 2.59m (8'6")

With coving to the ceiling, wall light point, under stairs storage cupboard, radiator, wood grain flooring and with doors to the study, kitchen/breakfast room, sitting room and:

The Cloakroom

1.47m (4'10") x 1.07m (3'6")

With suite comprising low level wc and wash basin. Double glazed window, radiator and tiled flooring.



The Sitting Room

3.53m (11'7") x 5.18m (17') (18'9" maximum into the bay window area)

Coving to ceiling, wall light points, wall mounted thermostat, radiator, feature polished stone fire surround and hearth with living flame gas fire, wood grain flooring and second door to:



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The Dining Room

4.14m (13'7) x 2.97m (9'9)

With a double glazed sliding patio door opening to and overlooking the rear garden and with views across The Lugg Flats to rising tree lined countryside in the distance. Coved ceiling, wall light points, radiator and wood grain flooring. Second door to the kitchen.

The Study

4.11m (13'6) x 2.13m (7'0) (widening to 8')

With a double glazed window to the front, continuation of wood effect flooring, coved ceiling and radiator.

The Kitchen/Breakfast Room

5.74m (18'10) x 4.14m (13'7) (maximum)

L-shaped in plan and which comprises:



Kitchen Area

4.14m (13'7) x 3.18m (10'5)

With a double glazed window again enjoying the outlook to the rear over the garden to rising countryside in the far distance. Fitted wood fronted base cupboard and drawer units with roll edged working surfaces over, fitted upstand and eye level cabinets. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for dishwasher, four ring gas hob with cooker hood over and built-in double electric oven. Tiled floor which continues through to:

Breakfast Area

2.44m (8'0) x 2.29m (7'6)

With a continuation of the tiled floor, radiator and with a door to the:



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Utility Room

2.41m (7'11) x 1.68m (5'6)

With a double glazed window to the rear, wall mounted boiler providing central heating, fitted base cupboards with working surface over and tiled surrounds, continuation of tiled floor and with recess with plumbing for washing machine. Central heating and domestic hot water control clock.

ON THE FIRST FLOOR:

Landing

With access hatch to loft space and with doors to the bedrooms, bathroom and airing cupboard with insulated hot water cylinder.

The Master Bedroom Suite

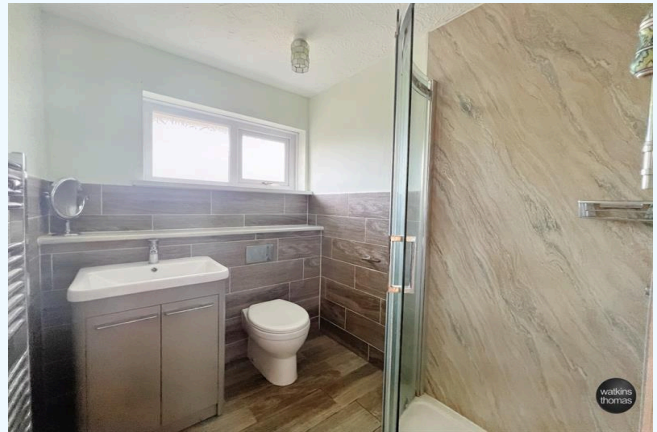
3.53m (11'7) x 4.39m (14'5) (18'2 into bay plus door recess)

With double glazed window to the front, radiator and three sets of double wardrobe cupboards together with a single wardrobe cupboard provided with fitted shelves and hanging rails and dressing table area. Door to:

En-Suite Shower Room

1.68m (5'6) x 1.88m (6'2) (7' maximum)

Recently fitted with shower boarded walls to shower area with curved screen door and thermostatically controlled shower unit, lower level wc and vanity wash basin with cupboards below and mixer tap. Ladder type radiator and tiled floor.



Bedroom 2

3.96m (13'0) x 3.28m (10'9)

With a double glazed window enjoying the outlook over the garden and adjacent 'wild' area at the rear with the Lugg Flats beyond and rising tree lined countryside in the far distance with the Malvern Hills beyond. Radiator and double wardrobe cupboard.

Bedroom 3

3.05m (10'0) x 2.51m (8'3)

With double glazed windows at a higher level, radiator and over-stairs storage cupboard.

Bedroom 4

3.3m (10'10) x 2.46m (8'1)

With a double glazed window to the rear. Radiator.



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Bathroom

2.21m (7'3) x 1.65m (5'5)

Attractively appointed and part tiled walls, tiled floor, shaped bath with mixer tap, pedestal wash basin with mixer tap and low level wc. Double glazed window and radiator.



OUTSIDE:

The property is approached over a brick driveway which leads to the ATTACHED WIDE GARAGE (18' x 14'7) with a roller door to the front, personnel door to the rear, electric light and power points. Housed within the garage are the solar panel boxes.

To the left of the drive is a lawn and to the right is a triangular garden area interspersed with shrubs. To the left of the residence an iron gateway with brick pathway leads to the rear garden. At the side there is a lawn area with planted border.

At the back of the garage and off the dining room there are brick patio areas. Beyond the patio there is a lawned garden which slopes away from the property. The rear garden is bounded by a picket fence beyond which there is an overgrown wildlife area. The majority of the rear garden is given over to lawn with established beds and borders.



SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. There are 16 solar panels positioned on the roof. 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 north along Aylestone Hill to its summit and pass over the mini roundabouts. Continue for about quarter of a mile and turn right into Broadlands Lane and then turn left into Watermeadow Close where Number 14 will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

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

17th November 2023

ID36578

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COUNCIL TAX BAND F

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

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.

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

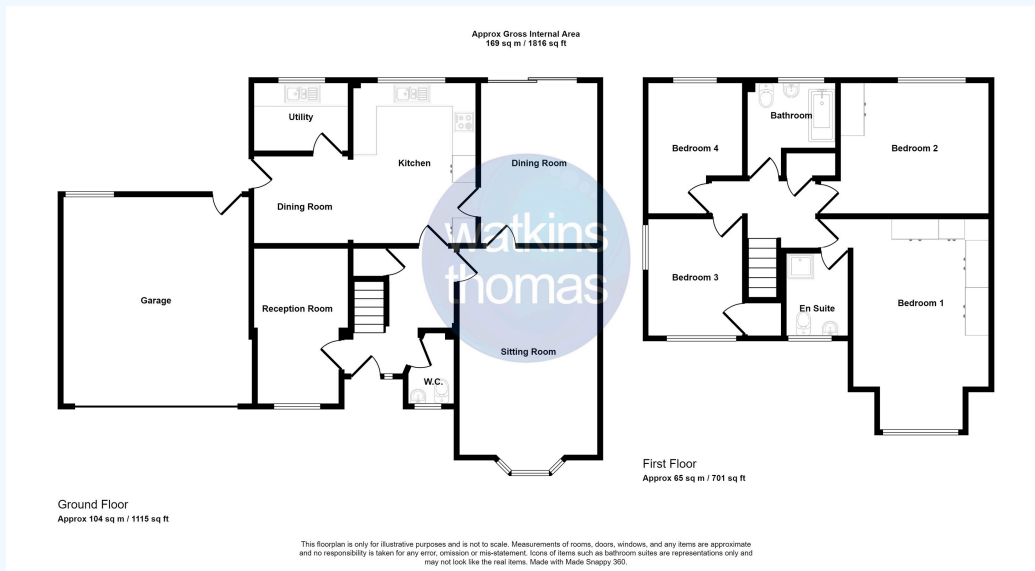
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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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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