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111 Dorchester Way, Belmont, Hereford, HR2 7ZW

'Situated to the south of Hereford City in the popular residential location of Belmont a well presented four bedroom detached family home with en-suite to the master bedroom, gas central heating, double glazing, off road parking, garage and enclosed rear garden'

£385,000 (Freehold)

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LOCATION

The property is located in the sought after Belmont district to the south of Hereford city centre. In the area are a range of amenities including Tesco's supermarket, doctors surgery and library. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented four bedroom detached family home situated close to countryside walks and parks. The property comprises entrance hall, cloakroom, sitting room, dining room, upvc conservatory, kitchen, first floor landing with four bedrooms, en-suite wet room to the master bedroom and further bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Glazed panelled entrance door leading to the entrance hall with Karndean wood effect flooring, panelled radiator, coved ceiling, smoke alarm, alarm panel, stairs to the first floor with under stairs storage cupboard and telephone point.



Sitting Room

5.13m (16'10) (plus bay) x 3.53m (11'7)

With front aspect double glazed bay window, panelled radiator, television point, coved ceiling, inset spot lights and double doors to the dining room.



Dining Room

3.18m (10'5) x 2.84m (9'4)

With panelled radiator, coved ceiling, door to the kitchen and French doors giving access to the conservatory.

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Conservatory

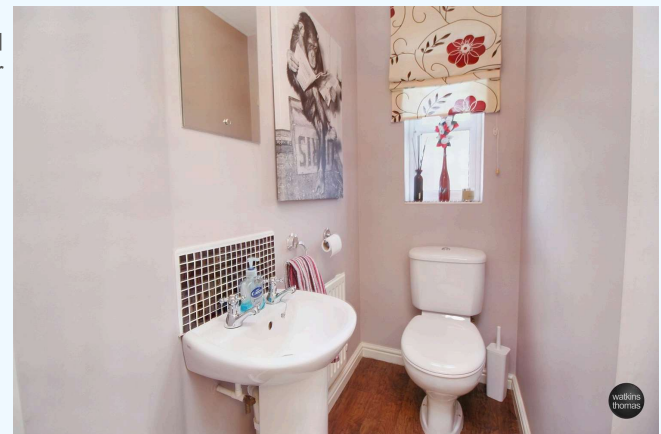
2.87m (9'5) x 3.25m (10'8) (maximum - upvc frame to upvc frame)

Of upvc construction, light with ceiling fan and double glazed French doors giving access to the patio area.



Cloakroom

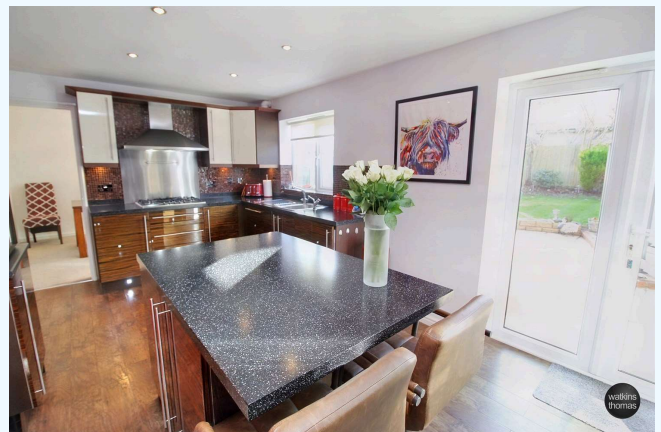
With front aspect double glazed window, pedestal mounted wash hand basin with tiled splash back, panelled radiator and wooden flooring.



Kitchen

5.36m (17'7) x 3.18m (10'5)

With rear aspect double glazed window, 1½ bowl sink drainer unit with mixer tap and boiling water tap, work surface, splash backs, Kardean wood effect flooring, base units under with soft close drawers, integrated oven, integrated microwave, integrated five ring gas hob with cooker hood over, integrated dishwasher, integrated washing machine, space for upright fridge freezer, panelled radiator, central island with soft close drawers, inset spot lights and double glazed French doors leading out to the rear garden.



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ON THE FIRST FLOOR:

Landing

With airing cupboard, access hatch to loft space, smoke alarm and doors to bedrooms and bathroom.

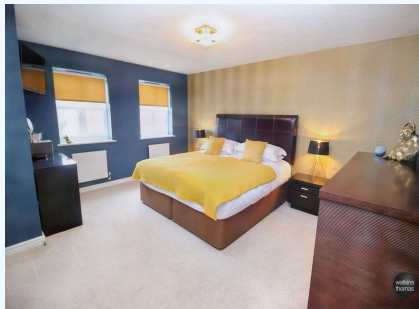
Bedroom 1

4.45m (14'7) x 3.91m (12'10) (to the wardrobe)

With two front aspect double glazed windows, two panelled radiators, built-in wardrobes, television point and door to en-suite wet room.

En-Suite Wet Room

With front aspect double glazed window, walk-in shower cubicle with thermostatically controlled shower, wash hand basin, low flush wc, heated towel rail, fully tiled wall surround, tiled flooring, inset spot lights and extractor fan.



Bedroom 2

3.94m (12'11) x 2.87m (9'5) (maximum)

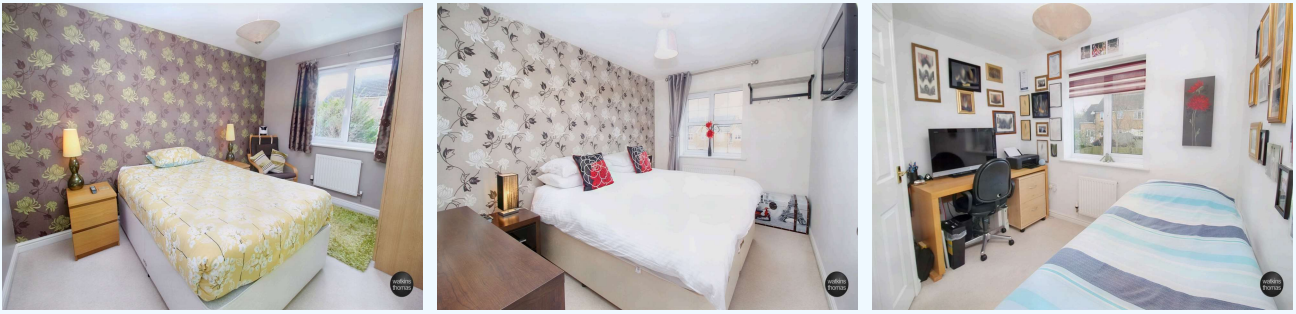
With rear aspect double glazed window, television point and panelled radiator.

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Bedroom 3

3.73m (12'3) x 2.67m (8'9)

With front aspect double glazed window, television point and panelled radiator.



Bedroom 4

2.97m (9'9) (maximum) x 2.64m (8'8) (to the wardrobe - L-shaped room)

With rear aspect double glazed window, panelled radiator and built-in wardrobe.

Bathroom

With rear aspect double glazed window, suite comprising panel enclosed L-shaped bath with rainwater shower head over which is thermostatically controlled, wash hand basin, fitted mirror with built-in lighting and de-mist function, low flush wc, heated towel rail, inset spot lights, extractor fan, fully tiled wall surround and tiled flooring.



OUTSIDE:

To the front of the property is a lawned garden with driveway giving access to the GARAGE (18'3" maximum x 8'8") which has up and over door, power, lighting and wall mounted gas central heating boiler.

There is a side path giving access to the rear garden where there is a good sized patio leading to a raised patio with pergola. Lawned garden area with various shrub borders. The garden is enclosed by fencing to provide a degree of privacy.



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COUNCIL TAX BAND E

Payable to Herefordshire Council.

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.

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.

DIRECTIONAL NOTE

From central Hereford proceed along Belmont Road and upon reaching the roundabout take the third exit onto Northolme Road. Continue to the roundabout and take the first exit onto Dorchester Way. Continue for the length of Dorchester Way and the property is located on the left hand side as indicated by the for sale board.

FOR FURTHER INFORMATION

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

23rd January 2024

ID37117

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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.

Energy rating and score

This property's energy rating is C. 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		84 B
69-80	C	69 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.

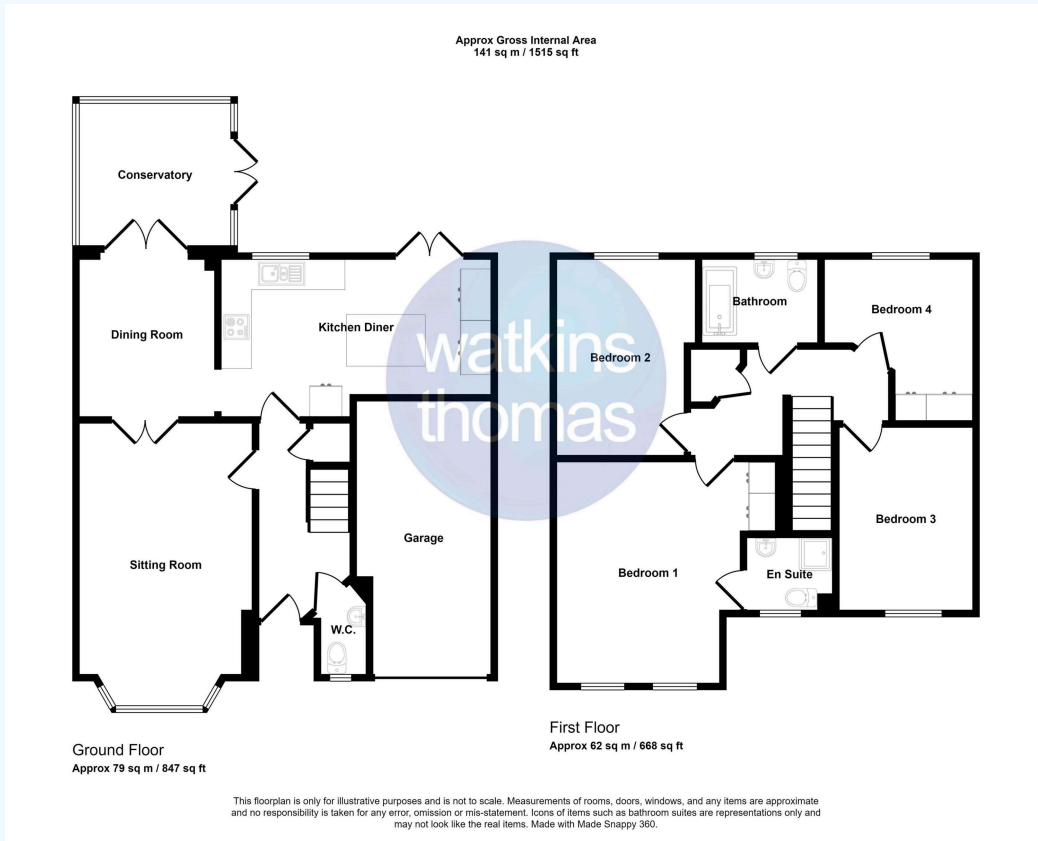
For properties in England and Wales:

- 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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