



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN

'Set in the Hampton Dene district, east of central Hereford, an individual 1970's detached four bedroom house with two principle reception rooms, driveway to double width garage and gardens in which there is an outdoor swimming pool'

£525,000 (Freehold)

Residential Sales and Lettings

Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN

LOCATION

Gorsty Lane is set in the Hampton Dene/Hampton Park residential districts, to the east of central Hereford. The locality is sought for its convenience and access to educational establishments and the area is served by further facilities and amenities. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with further educational establishments and both bus and railway stations.

DESCRIPTION

Wrekin House, 109 Gorsty Lane is a house of an individual specification and design which was built in the 1970's. The house is of a high quality, architect designed and is both centrally heated and double glazed. Off the hallway there is a cloakroom, fine sitting room with two sets of patio doors opening to the garden, the dining room overlooks the rear and also has patio doors, there is also a kitchen and utility room on the ground floor. On the first floor there are four bedrooms and a bathroom in which there is a separate shower. The driveway is double width and leads to the wide garage which has an electric up and over door, there is a lawn to the front and at the rear there is a private rear garden in parts given over to patio/entertaining areas, lawn area with established beds and borders and a 30' x 15' swimming pool. The rear garden is screened on two sides by mature hedging and in more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With composite door with leaded double glazed lights over to:

The Reception Hall

4.06m (13'4) (maximum) x 2.44m (8') (maximum)

With stairway with wooden newel posts, hand rail and wrought ironwork, part exposed brick wall, radiator, glazed panel door to the sitting room, glazed panel door to the kitchen and door to:

The Cloakroom

1.35m (4'5) x 1.17m (3'10)

With low level dual flush wc and vanity wash basin. Tiled surrounds and a double glazed window. Radiator and tiled floor.

The Splendid Living Room

8.43m (27'8) x 4.17m (13'8)

With double glazed sliding doors to the veranda with the garden and swimming pool beyond. Two double glazed windows to one side and a further double glazed window. Coved ceiling, two radiators and a stone chimney breast and hearth extending to display areas with wooden mantels over and living flame gas fire. Wall light points and second glazed panelled door to:



The Dining Room

5.59m (18'4) x 3.12m (10'3)

With a double glazed picture window overlooking the swimming pool and rear garden and a sliding double glazed patio door opens to the patio. Coved ceiling, radiator, wall mounted thermostat and second glazed panel door opening to:

Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN

The Kitchen

4.06m (13'4) x 2.36m (7'9)

With double glazed windows to two elevations and having a single bowl sink unit with two drainers and mixer tap, built-in four ring gas hob and built-in eye level electric oven. A range of solid wood fronted base cupboard units with roll edged working surfaces over part with tiled surrounds and eye level cabinets over. Breakfast bar with radiator and glazed panel door to:



The Utility Room

5.11m (16'9) x 1.65m (5'5)

With a double glazed door to the rear, double glazed windows to two elevations and with a Butlers type sink unit with taps over and tiled surround, recess with plumbing for washing machine, wall mounted gas fired boiler providing central heating and domestic hot water, fitted base cupboard and drawer units with working surfaces over and eye level cabinets above. Radiator.

ON THE FIRST FLOOR:

Landing

4.09m (13'5) x 2.44m (8') (including head of stairs)

With a double glazed window to the front, exposed brickwork to one wall, access hatch to loft storage space and with a radiator. Panel style doors to bedrooms, bathroom and a linen cupboard with radiator.



Bedroom 1

5.49m (18'0) x 3.38m (11'1) (plus door recess)

With a double glazed window to the side and a double glazed window overlooking the rear garden. Radiator and with two double recessed wardrobe cupboards with hanging rails and shelves.

Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN

Bedroom 2

4.14m (13'7) x 3.99m (13'1)

With double glazed windows to two aspects, radiator and double doors to wardrobe cupboard with hanging rail and storage shelf and door to an eaves storage cupboard which is approximately 7'6 x 15' with light.



Bedroom 3

3.2m (10'6) x 2.44m (8')

With a double glazed window to the rear, radiator and door to wardrobe cupboard with hanging rail and storage shelf.

Bedroom 4

3.2m (10'6) x 2.39m (7'10)

With double glazed windows to two aspects including the outlook over the rear garden. Radiator and wardrobe cupboard with hanging rail. Radiator.

Bathroom/Shower Room

2.36m (7'9) x 2.87m (9'5) (11'5 maximum)

With suite comprising bath, separate shower cubicle with thermostatically controlled shower unit, pedestal wash basin and low level wc. Double glazed windows to two aspects, part tiled walls and radiator.



OUTSIDE:

The property has the benefit of a double car width/double car length tarmac driveway which leads to the ATTACHED DOUBLE GARAGE (16' x 16'10) with an electric roller door to the front, electric light and power points.

To the left of the drive there is a shaped garden area with variegated holly and further ornamental tree together with a planted rockery border. A side gate provides a rear means of access. A paving stone wide pathway leads to the side of the residence and to the front door with the front door step formed in tiles.

The rear garden is a particular attribute of this garden and is private being substantially screened by high evergreen hedging. There is a covered seating area immediately to the rear of the property and a paved patio area. Two steps rise to a shaped lawn garden which has a kidney shaped flower bed and further planted borders. At the lower end of the garden there is a pergola with climbing plants over, seating area and a particular feature is the SWIMMING POOL which is approximately 30' by 15' and has a textured paving slab surround.

Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN



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.

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.

Note

There are solar panels on the front and rear roof pitches.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford proceed east along St Owen Street and on the bend turn right into Eign Road. Continue along Eign Road, proceed up Hampton Park Road and take the left hand turn into Nimrod Drive. Continue around Nimrod Drive, enter Gorsty Lane and Number 109 will be identified on the right hand side.

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, www.guildproperty.co.uk or www.onthemarket.com.

30th September 2024

ID37214

Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN

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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 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.

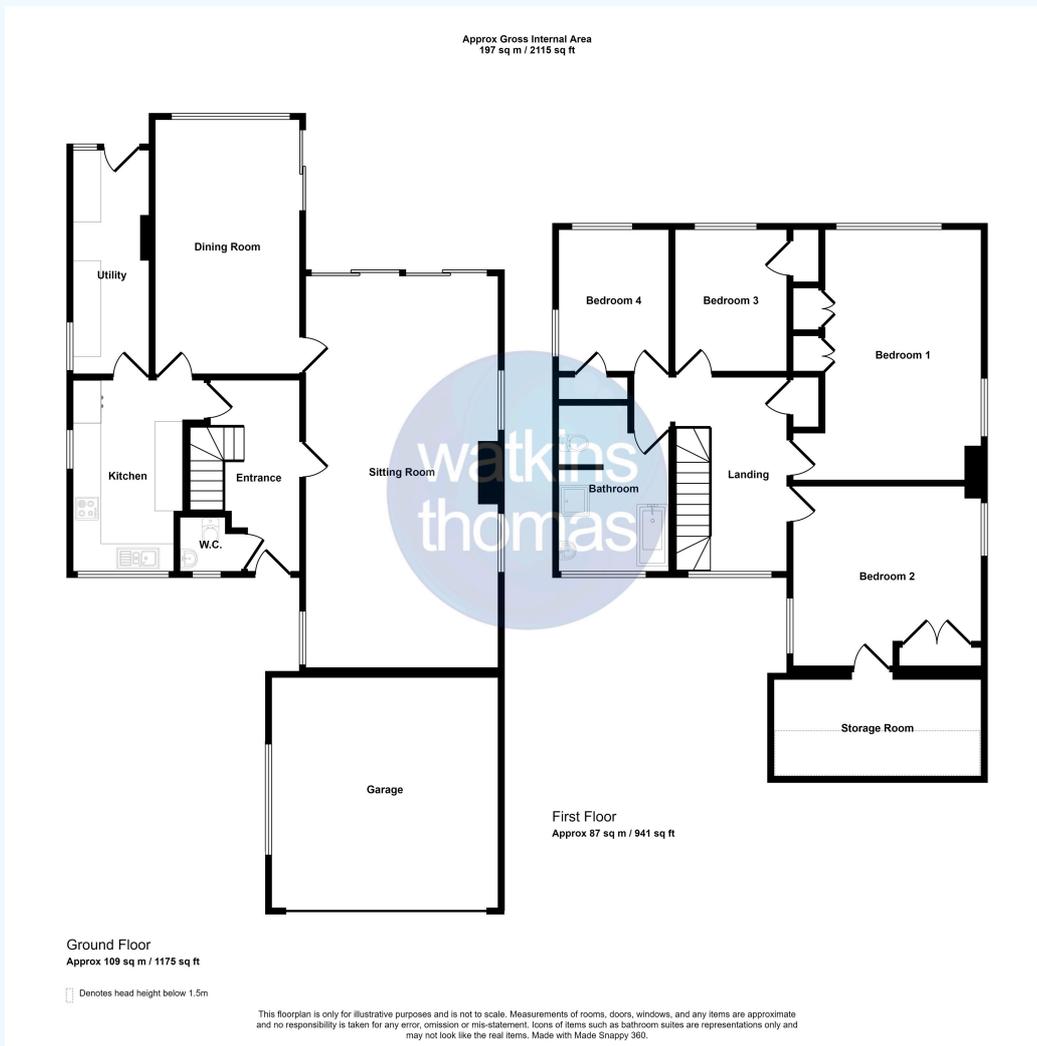
For properties in England and Wales:

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

Wrekin House, 109 Gorsty Lane, Hampton Dene, Hereford, HR1 1UN

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.



WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.