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21 Loder Drive, Off Venns Lane, Hereford, HR1 1DS

'Located in a select cul-de-sac, on the north-eastern outskirts of the City of Hereford, a substantial detached four bedroomed family residence providing extensive and well planned accommodation which includes a generous, newly created open plan rear extension in a contemporary style. Driveway, garage and westerly facing gardens'

£550,000 (Freehold)

Residential Sales and Lettings

21 Loder Drive, Off Venns Lane, Hereford, HR1 1DS

LOCATION

Loder Drive is an established cul-de-sac, located off Venns Lane, which lies geographically north-east of the City Centre. The general neighbourhood is served by a good range of educational establishments. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with both bus and railway stations.

DESCRIPTION

21 Loder Drive is an appealing, detached house which is provided with a gas fired central heating system with the majority of the ground floor having under floor heating, windows are double glazed and a well planned large single storey, dual roof pitch extension has been sympathetically created to fully enjoy the aspect and outlook across the south-westerly facing rear gardens. On the ground floor there is a good size hallway with stairway off together with a sitting room, study and cloakroom with doors through to the modern kitchen and living area each of which lead through to the extension. Off the kitchen there is a utility room. On the first floor, off the landing there are four bedrooms with the master bedroom having an en-suite facility. There is also a family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With outside light and feature wooden door with glazed leaded upper panels to:

L-Shaped Reception Hall

4.11m (13'6) x 1.55m (5'1) (widening to 11'3 including stairwell)

With coved ceiling, return stairway off, understairs cupboard, further store cupboard, under floor heating, engineered oak flooring and having a pair of doors to the sitting room, two panel doors to the wrap around kitchen/living room, door to the study area and door to:



Cloakroom

1.85m (6'1) x 1.04m (3'5)

With suite comprising low level wc, wall mounted wash basin, tiled to dado height with mosaic effect tiled courses over and ceramic floor tiles.

The Study

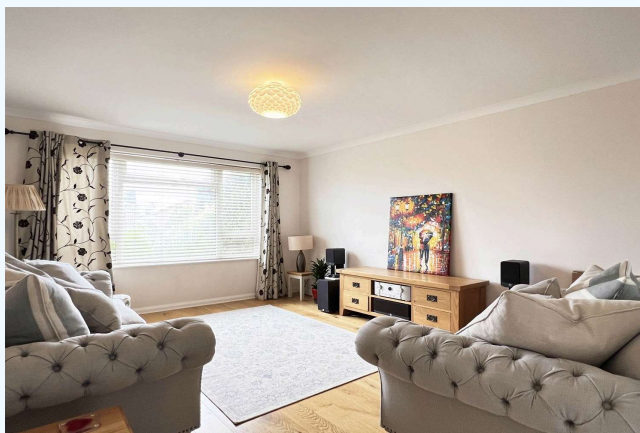
2.24m (7'4) x 1.8m (5'11)

With a leaded double glazed window to the front, radiator and with a continuation of the engineered oak flooring.

The Sitting Room

4.57m (15'0) x 3.66m (12')

With a double glazed window to the front, coved ceiling, underfloor heating and engineered oak flooring.



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The Large Open Plan Family Kitchen/Dining Area

6.91m (22'8") x 6.93m (22'9") (maximum)

A fine open plan space providing a seating area, living/dining room and kitchen which in parts comprises:



Sitting Area

3.61m (11'10") x 3m (9'10")

With coved ceiling, engineered oak flooring and with a 9'6" wide opening to:



Family/ Dining Room Extension

6.93m (22'9") x 3.58m (11'9")

A space which meets the needs and requirements for modern living with a dual pitched ceiling with four roof lights, sunken ceiling lights and with two double glazed windows with central bifold doors opening to, overlooking and embracing the rear garden. Floor tiles with underfloor heating. A 7'7" wide opening then leads to:



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Fitted Kitchen Area

3.53m (11'7) x 3m (9'10)

With fitted base cupboard and drawer units with quartz working surfaces over with upstand and brick effect tiled surrounds. Matching eye level cabinets, stainless steel sink unit with mixer tap, recess with fitted Rangemaster cooker with Rangemaster hood over, radiator, wine fridge and open fronted shelving. Opening to:



Utility Room

2.57m (8'5) x 2.29m (7'6)

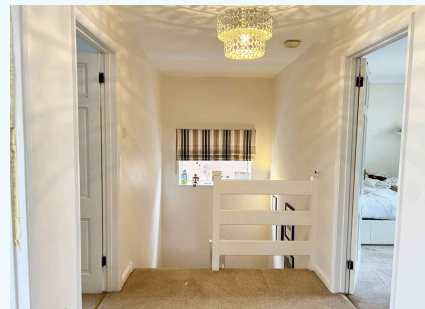
With a double glazed window to the rear, door to the side and with an area of quartz working surface with tiled upstand and window sill, 1½ bowl stainless steel sink unit with drainer and heated flexible tap. Recess with plumbing for dishwasher, further area of working surface with space for appliance below, eye level cabinets, sunken ceiling lights, underfloor heating to tiled floor, radiator and double cupboard in which is housed the wall mounted gas fired Worcester boiler which provides central heating and domestic hot water. Door to garage.

ON THE FIRST FLOOR:

Spacious Landing

2.54m (8'4) x 1.78m (5'10)

With access hatch to loft space, mezzanine level window and panel style doors to bedrooms, bathroom and the LINEN CUPBOARD with slatted shelving.



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Master Bedroom Suite

4.57m (15'0) x 3.66m (12')

With a double glazed window to the front overlooking roof tops and across to Aylestone Park with tree lined countryside beyond. Radiator and:

Shower Area

With wide shower cubicle (3'10 x 2'7) with tiled surrounds and thermostatically controlled shower unit, wall hung wash basin, fitted mirror, sunken ceiling lights, radiator and tiled floor.



Bedroom 2

3.66m (12'0) x 3.05m (10')

With a double glazed window to the rear, coved ceiling and radiator.

Bedroom 3

3.51m (11'6) x 2.44m (8')

With a double glazed window to the rear and radiator.



Bedroom 4

3.51m (11'6) x 2.18m (7'2)

With a double glazed window to the front enjoying an outlook over roof tops to Aylestone Park with tree lined countryside in the far distance, coved ceiling and radiator. Wardrobe cupboard with folding door.

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Bathroom

2.44m (8'0) x 2.13m (7')

With suite comprising bath with mixer tap and thermostatically controlled twin headed shower unit over, wash basin with cupboards below and mixer tap together with low level wc. Ladder radiator, feature tile effect flooring, extractor unit and part timber clad walls to dado height.



OUTSIDE:

The property has the benefit of a tarmac driveway and parking spaces which leads to the INTEGRAL GARAGE (16' x 9'1) with up and over door to the front, electric light and power points.

At the front of the property there is a garden area with established beds and borders. Access can be achieved along the side of the property and to the left hand side of the property there is a further store. The rear garden is an absolute joy and includes a 12' wide by 20' long paving stone patio with light over. There is a dwarf brick wall with coping stones over. Beyond the patio there is a planted border including rockery, Laurel and a garden which rolls away from the property which is well stocked borders and beds. Boundaries are formed primarily with larch panel fencing. There is also a stone seating area and further store area to the rear of the garage.



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COUNCIL TAX BAND E

Payable to Herefordshire Council

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.

DIRECTIONAL NOTE

From central Hereford proceed along Commercial Road, enter Aylestone Hill, proceed to its summit and at the first mini roundabout continue over and at the second turn left into Venns Lane. Proceed along Venns Lane and take the second turning on the right, entering Loder Drive. Continue to the junction, bear left and Number 21 will be identified on the left hand side.

FOR FURTHER INFORMATION

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

30th April 2024

ID38392

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.