





Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280 
Fax: 01432 343444 

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



4 The Crescent, Credenhill, Hereford HR4 7DW

'An impressive modern detached four bedroom home with two principle reception rooms, good conservatory addition and private rear garden area'

£385,000 (Freehold)

Residential Sales and Lettings

4 The Crescent, Credenhill, Hereford HR4 7DW

LOCATION

The Crescent is located off Station Road within the village of Credenhill which lies about three miles north west of the Cathedral City of Hereford. The village has a range of amenities including a primary school and neighbourhood shop together with community hall and walks are available in Credenhill Wood which is nearby. 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

4 The Crescent is a detached, four bedroom home, which is centrally heated and double glazed. Presented in good order throughout there is a hallway with a cloakroom off, principle living room a dining room, fitted kitchen and a utility room. A conservatory has been added to the rear which enjoys an outlook over the private garden and on the first floor there are four bedrooms (one of which has an en-suite facility) and family bathroom. The property has a driveway leading to the garage and of note is the generous rear garden area which is level and has distinct areas including a large sun terrace/patio and lawn. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

1.63m (5'4) x 1.4m (4'7)

With outside light and door with double glazed upper panel to:

The Reception Hall

3.58m (11'9) x 1.88m (6'2)

With a return stairway with dog leg off, coved ceiling, decorative dado rail, radiator, door to the kitchen and door to:

Sitting Room

5.11m (16'9) x 3.53m (11'7)

With coved ceiling and having a double glazed window to the front, two radiators, wooden fire surround with marble inset and hearth and living flame gas fire. Wood laminate flooring follows through an 4'6 wide opening to:



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The Dining Room

3.07m (10'1) x 2.87m (9'5)

With coved ceiling, radiator, wood laminate flooring, door to kitchen and double glazed sliding door to the:

Conservatory

3.68m (12'1) x 3.18m (10'5)

With triplex roof over and double glazed elevations off a brick base. Limestone floor tiles and an electric panel heater. The window units have built-in blinds and there are a pair of double glazed doors which open to and enjoy the garden.



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Kitchen

3.33m (10'11) x 3.1m (10'2)

With double glazed window overlooking the rear garden, coved ceiling. Well appointed with high gloss base cupboard and drawer units with wood block working surfaces over, tiled surrounds and an extensive range of matching eye level cabinets together with built-in tall freezer unit, double oven, four ring induction hob with cooker hood over, built-in dishwasher and a composite 1½ bowl sink unit with drainer and mixer tap. The floor tiles continue into the:



Utility Room

2.74m (9'0) x 1.7m (5'7)

With a door with double glazed panels to the rear, double glazed window to the side, matching high gloss base units with wood block working surfaces over, tiled surrounds and an eye level cabinet in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water. Door to:



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Separate Wc

With low level wc and wash basin.



ON THE FIRST FLOOR:

Landing

5.56m (18'3) x 1.96m (6'5) (including head of stairs)
With a double glazed window, access hatch to loft space which is board and has a drop down ladder, door to cupboard with hanging rail with doors to the bedrooms, bathroom and the airing cupboard with insulated hot water cylinder.



Bedroom 1

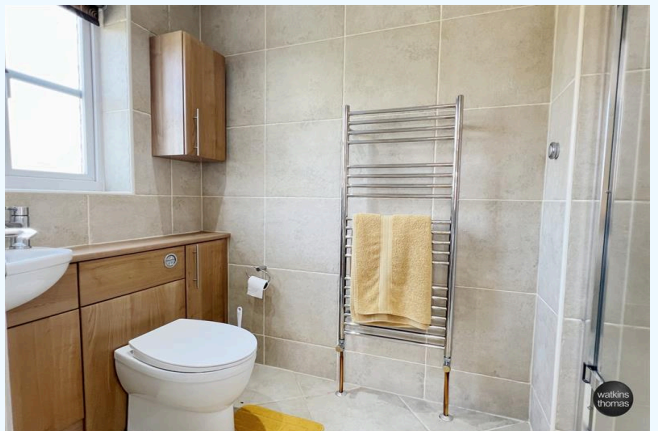
3.53m (11'7) x 3.56m (11'8) (plus recesses)

Double glazed window to the front, radiator, a recessed double wardrobe cupboard provided with hanging rails and storage shelving and with a door to:

En-Suite Shower Room

2.62m (8'7) x 1.65m (5'5)

With white suite comprising tiled shower cubicle with thermostatically controlled shower unit, low level wc and wash basin with mixer tap. Fitted wood fronted units, attractively tiled walls, tiled floor and ladder radiator.



Bedroom 2

2.95m (9'8) x 2.64m (8'8) (plus recess)

Double glazed window overlooking the rear garden, double wardrobe cupboard with hanging rail and storage shelf and radiator.

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Bedroom 3

3.12m (10'3) x 2.64m (8'8)

With two double glazed windows to the front with vertical blinds enjoying a view across rooftops to Credenhill Wood, recessed wardrobe cupboard with hanging rail and storage shelf, wood laminate flooring and radiator.

Bedroom 4

2.79m (9'2) x 2.03m (6'8)

With double glazed window with blinds to the rear, radiator and wood laminate flooring.



Bathroom

2.06m (6'9) x 1.73m (5'8)

Attractively tiled walls with suite comprising bath with electric shower over and screen, pedestal wash basin with mixer tap and low level wc. Double glazed window, extractor unit, ladder type radiator and tiled floor.



OUTSIDE:

The property is located at the end of a private lane which leads to car parking spaces with stone surround and the edge of old stone wall. The driveway provides access to THE GARAGE (16'10 x 9'6) with an up and over door to the front, electric light and power points.

To the left of the residence there is a stone storage area within a high brick wall and to the right there is a private pathway which leads to a gate to the rear garden area. The rear garden area is overall approximately 47' wide by 55' long. The rear garden to the one side is enclosed by a decorative brick wall and on the second side by lap panel fencing. The rear garden is made complete by the large sun terrace/patio area off which there is a pebble border sweeping away to the side of the property. There are an esplanade of fruit trees along wall. The majority of the garden is given over to lawn with a corner octagonal SUMMER HOUSE. Also within the garden there is a small soft fruit border and two flowering cherry trees. There is a wooden GARDEN SHED (7'8 x 5'9). Outside tap, outside lights and power points.



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COUNCIL TAX BAND E

Payable To Herefordshire Council
Fibre Broadband

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.


VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed west along Whitecross Road and take the second exit onto Kings Acre Road. Continue for about one mile and turn right signposted Credenhill. At the next roundabout proceed straight over and on reaching the village turn left into Station Road. Continue along Station Road and 4 The Crescent will be identified just beyond Dovecote Lane on the left hand side.

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

10th May 2024

ID38500

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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.

