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4 Rotherwas Close, Lower Bullingham, Hereford, HR2 6RG

Situated to the south of Hereford City, a superbly presented four bedroom detached family home, which has been extended to provide a fantastic open plan kitchen/dining/family room area with bi-fold doors opening to the rear garden. The property also has the benefit of gas central heating, double glazing, off-road parking and garage.

NEW INSTRUCTION

£315,000 (Freehold)

Residential Sales and Lettings

4 Rotherwas Close, Lower Bullingham, Hereford, HR2 6RG

DRAFT PARTICULARS ONLY

LOCATION

The property is located to the south of Hereford in the popular residential location of Lower Bullingham. In the area are a range of amenities including local shops, public house and 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 has been extended to provide further living accommodation with an open plan kitchen/dining/family area with bi-fold doors opening to the rear garden. The property which is in excellent decorative order has the benefit of gas central heating, with recently fitted boiler, double glazing, off-road parking and garage. It comprises, entrance hall, cloakroom, sitting room, open plan kitchen/dining/family area, first floor landing with access to four bedrooms and a family bathroom. The property comprises in more detail;

ON THE GROUND FLOOR:

Entrance Hall

Double glazed side entrance door giving access to the entrance hall, with side aspect double glazed window, panelled radiator, Nest heating control, alarm panel, door to the cloakroom, sitting room, stairs to the first floor and access to the open plan kitchen/dining/family room.

Cloakroom

With side aspect, double glazed window, low flush wc, wash hand basin with tiled splash back, panelled radiator, partially tiled wall surround and tiled flooring.

Sitting Room

4.88m (16'0) x 3.2m (10'6)

With front aspect double glazed window, gas fire with decorative surround and hearth, panelled radiator, coved ceiling and fitted carpet.



Open plan Kitchen-dining/family room

6.1m (20'0) maximum, narrowing to 17ft 6

Kitchen area, with Belfast style sink, work surface with splash back, matching range of wall and base mounted units, integrated electric oven and hob, integrated fridge, integrated freezer and under floor heating. Dining area with space for table and wall mounted radiator and underfloor heating. Family area with roof lantern, four panel bifold doors giving access and overlooking the rear garden, wires for surround sound, inset spotlights, feature panelled radiator, under floor heating and control panel for the under floor heating which is controlled



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ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, smoke alarm, access hatch to loft space and doors to bedrooms and bathroom.

Bedroom 1

3.84m (12'7) maximum x 3m (9'10)

With front aspect double glazed window, range of built in wardrobes, panelled radiator and fitted carpet.

Bedroom 2

2.95m (9'8) x 2.72m (8'11)

With rear aspect double glazed window, panelled radiator, wardrobe and fitted carpet.



Bedroom 3

3m (9'10) x 2.84m (9'4) maximum (into recess) narrowing to 7ft 3

With front aspect double glazed window, panelled radiator and fitted carpet.

Bedroom 4

3.07m (10'1) x 2.72m (8'11) maximum

With rear aspect double glazed window, panelled radiator and fitted carpet. Please note this is an L- shaped room.



Bathroom

2.11m (6'11) x 1.68m (5'6) maximum

With side aspect double glazed window, suite comprising panelled enclosed bath with mixer tap and shower attachment, low flush wc, pedestal mounted wash hand basin, panelled radiator, partially tiled wall surround and laminated flooring.



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OUTSIDE:

Parking

To the front of the property is a gravelled parking area, a path giving access to the front door, there's a driveway giving access to the garage.

Garage

4.85m (15'11) x 2.79m (9'2)

With up and over door, power, lighting, plumbing and space for washing machine, space for a tumble dryer and a wall mounted gas central heating boiler. With a personal door giving access to the entrance hall.

Garden

To the immediate rear of the property is a decked patio with steps leading to the main garden which is laid to lawn. The garden is enclosed by fencing and walling to provide a degree of privacy.

COUNCIL TAX BAND D

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

Proceed out of Hereford on the Ross Road, at the traffic lights turn left onto the Holme Lacy Road and continue to the roundabout. At the roundabout take the second exit, continue along Holme Lacy Road. Continue past the Wye Inn public house and turn left into Goodwin Way, follow to the end of Goodwin Way into Rotherwas Close where the property is also located on the left.

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.

ID / Date

ID38005

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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 D. 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		
55-68	D	67 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.

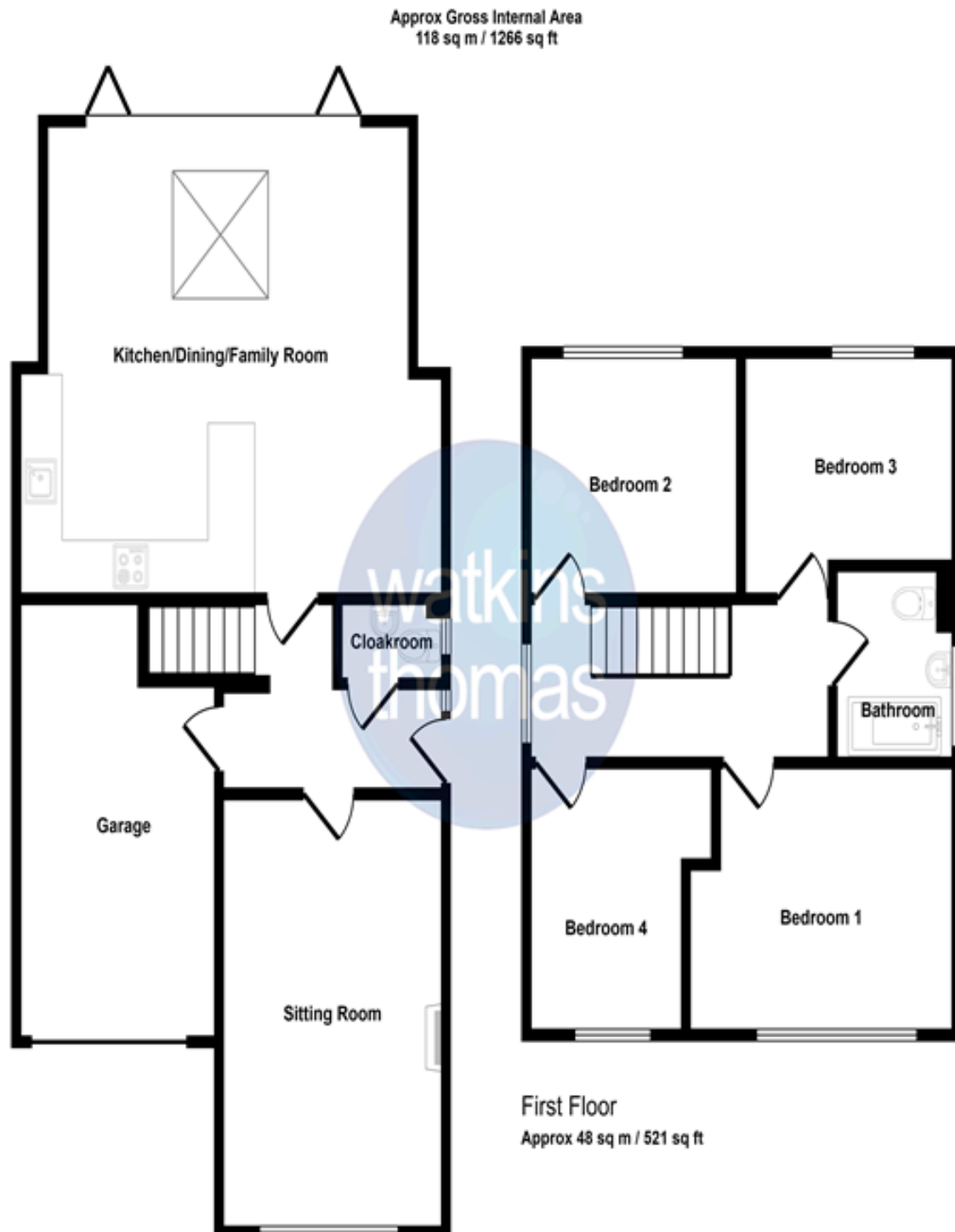
For properties in England and Wales:

- 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.



Ground Floor

Approx 69 sq m / 745 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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