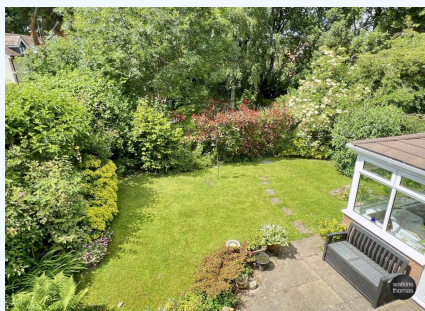




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25 Loder Drive, Off Venns Lane, Hereford, HR1 1DS

Tucked away in a corner position, on a select cul-de-sac, on the north eastern outskirts of Hereford a four bedroom detached family home with parking, garage, conservatory addition and lying adjacent to and overlooking Aylestone Park with country views beyond!

£450,000 (freehold)

Residential Sales and Lettings

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

LOCATION

Loder Drive is an established residential cul-de-sac located within Aylestone Hill which lies to the north east of Hereford City Centre. Hereford is served by a wide range of educational establishments which are easily accessible. The City as a whole offers a range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

25 Loder Drive enjoys a prime position on this established residential road and is a four bedroom detached house which has the benefit of a gas fired central heating system and double glazed windows. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Enclosed Entrance Porch

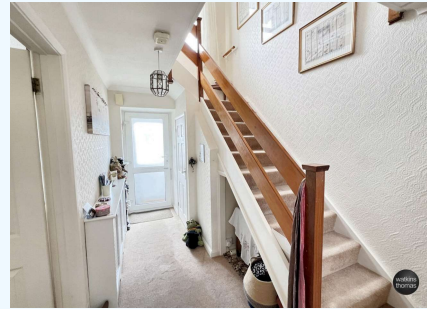
1.7m (5'7) x .79m (2'7)

Approached through a double glazed door and with double glazed windows to two aspects including a side window which overlooks the front garden with the view beyond. Double glazed door to:

Entrance Hall

3.66m (12'0) x 2.18m (7'2)

With stairway with wooden hand rail and newel posts, radiator with cover, coved ceiling and having doors to the kitchen and sitting room. Wall mounted thermostat and door to:



Cloakroom

1.63m (5'4) x .91m (3'0)

With white suite comprising wc and wash basin, part tiled surrounds, double glazed window and tiled floor.

The Open Plan Living Room

7.11m (23'4) x 4.57m (15') (narrowing to 13')

With two distinct areas, the first being the:



Sitting Area

With a double glazed picture window to the front with vertical blind, coved ceiling, radiator and fireplace with an Oak surround, tiled inset and hearth and living flame gas fire. A 12' wide opening then leads through to:

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Dining Area

With covered ceiling, radiator, hatch from kitchen and with a pair of French doors with vertical glazed panels and adjacent windows which open to:



The Garden Room

3.43m (11'3) x 3.2m (10'6)

With double glazed elevations and solid roof off a brick base with the side windows enjoying an outlook over Aylestone Park and across tree lined countryside to rising countryside in the far distance. Radiator and sunken ceiling lights. A double glazed French door opens to the garden.



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Kitchen

3.2m (10'6) x 2.79m (9'2)

With a double glazed window overlooking the rear garden, coved ceiling, serving hatch to dining area and with an extensive range of fitted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and with a bank of wall cabinets including two glass fronted units and a pair of units with glazed doors. Tall storage unit, single drainer stainless steel sink unit with mixer tap, recess for cooker, radiator and with a door to:



Utility Room

2.74m (9'0) x 1.68m (5'6)

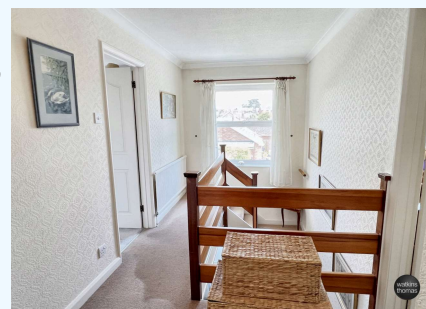
Having a single drainer sink unit with cupboard and drawer unit below, adjacent working surface with plumbing below for washing machine, tiled surrounds, double glazed window and with further fitted working surface, double cupboard over and wall mounted gas fired boiler which provides central heating and domestic hot water.

ON THE FIRST FLOOR:

Landing

4.8m (15'9) x 2.08m (6'10) (maximum)

With a double glazed window at the front, coved ceiling, radiator, access hatch to loft storage space and with sliding doors to a linen cupboard. Doors to:



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Bedroom 1

4.57m (15'0) x 4.22m (13'10)

With a double glazed picture window to the front overlooking the upper part of Aylestone Park and down across wooded countryside to tree lined countryside in the distance. Coved ceiling, radiator and door to double wardrobe cupboard with hanging rail and cabinets over.



Bedroom 2

3.91m (12'10) x 3.05m (10')

With a double glazed window to the rear overlooking the garden with a wooded area beyond. Coved ceiling and radiator together with a double wardrobe cupboard with cabinets over.

Bedroom 3

3.66m (12'0) x 2.69m (8'10)

With a double glazed window looking along Loder Drive and roof tops together with the top section of Aylestone Park. Radiator and double wardrobe cupboard with sliding doors and hanging rail with cabinets over.

Bedroom 4

3.05m (10'0) x 2.74m (9')

With a double glazed window to the rear, radiator and double wardrobe cupboard with sliding doors, hanging rail and shelving.



The Shower Room

2.39m (7'10) x 1.68m (5'6)

With wide shower cubicle with electric shower unit, pedestal wash basin with mixer tap and low level wc. Part tiled walls, double glazed window, tiled floor and radiator.



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OUTSIDE:

At the front, the property has a driveway, at a right angle to which there is a further caravan/car parking space and off the driveway leads to the GARAGE (16' x 9') with up and over door, side personal door, electric light and power points.

At the front of the property there is a shaped lawned garden with established borders together with a bin store. To the left hand side of the residence there is a pathway to the rear and to the right there is a further means of rear access. The rear garden is a particular attribute of this property and comprises a paving stone patio area with established border beyond which there is a shaped lawn garden, a small ornamental pool and dense well stocked borders. Beyond the rear boundary there is a wooded area and on the northern boundary there is a fence over which a distant view is enjoyed across Aylestone Park to rising tree lined countryside in the distance.



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 and enter Aylestone Hill, proceed to its summit and at the first mini roundabout continue straight over and at the second turn left into Venns Lane. Continue along Venns Lane and turn right into Loder Drive, at the junction turn left, follow around and Number 25 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.

11th June 2024

ID38616

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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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 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.

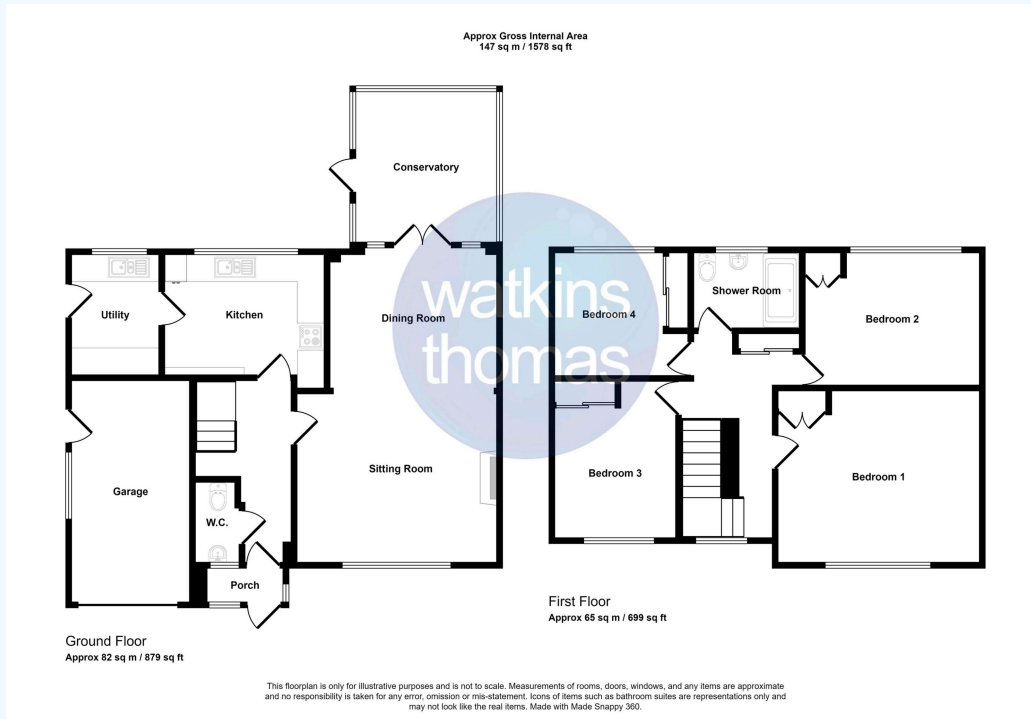
For properties in England and Wales:

- 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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