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30 Queenswood Drive, Hampton Dene, Hereford, HR1 1AT

'Pleasantly situated overlooking a green, to the north east of Hereford City, in the sought after residential location of Hampton Dene a well presented, extended four bedroom detached family home, with off road parking and enclosed rear garden.'

£400,000 (Freehold)

Residential Sales and Lettings

30 Queenswood Drive, Hampton Dene, Hereford, HR1 1AT

LOCATION

The property is located to the north east of Hereford City in the popular residential location of Hampton Dene. In the area are a range of amenities including local shops, pharmacy, church, 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 is a well presented four bedroom detached family home which has been extended over the years to provide further living accommodation. The property has the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, utility room, storage area, cloakroom, kitchen, dining room, family room/office, sitting room, first floor landing with access to four bedrooms and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

Front aspect double glazed entrance door leading to the entrance hall with stairs to the first floor, understairs storage cupboard, panelled radiator, coved ceiling, smoke alarm, door to the utility, cloakroom and kitchen.

Utility

2.29m (7'6) x 1.96m (6'5)

With side aspect double glazed window, stainless steel sink drainer unit with work surface, tiled splash backs, base units under with matching wall units, plumbing and space for washing machine, laminated flooring and door to the shortened garage/storage area.

Cloakroom

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

Kitchen

4.17m (13'8) x 2.51m (8'3)

With rear aspect double glazed window giving a light and airy feel to the kitchen. A range of units comprising 1½ bowl ceramic sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven, electric hob with cooker hood over, plumbing and space for dishwasher, wall mounted gas central heating boiler, tiled flooring, double glazed door to the rear garden and door to the dining room.



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Dining Room

3.53m (11'7) x 2.59m (8'6)

With two side aspect double glazed windows, panelled radiator, coved ceiling, two wall lights, laminated flooring, doors to the sitting room and family room/office.



Family Room/Office

3.45m (11'4) x 2.69m (8'10)

With rear aspect double glazed window, offering versatile accommodation with panelled radiator, laminated flooring, coved ceiling and double glazed French doors giving access to the rear garden.

Sitting Room

4.47m (14'8) (excluding bay) x 3.56m (11'8)

With front aspect double glazed bay window, gas fire with decorative surround, laminated flooring, three wall lights, coved ceiling, panelled radiator and television point.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space which is partially boarded, airing cupboard and doors to bedrooms and bathroom.

Bedroom 1

3.63m (11'11) x 3.56m (11'8)

With front aspect double glazed window, built-in wardrobe and panelled radiator.

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Bedroom 2

3.53m (11'7) (maximum) x 3.2m (10'6)

With front aspect double glazed window, built-in wardrobe and panelled radiator.



Bedroom 3

2.67m (8'9) x 2.59m (8'6)

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

Bedroom 4

2.87m (9'5) x 2.13m (7')

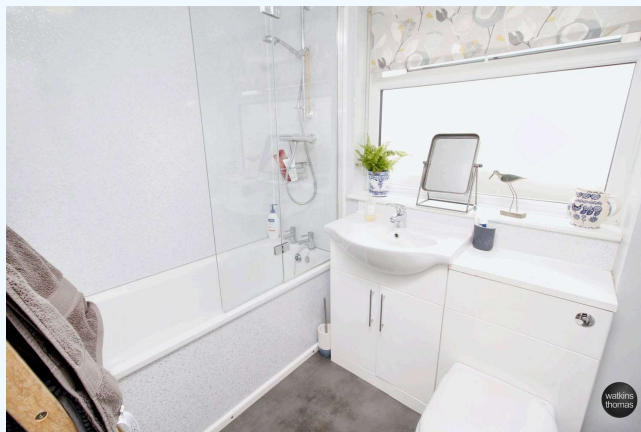
With rear aspect double glazed window, built-in wardrobe, panelled radiator and fitted carpet.



Bathroom

2.26m (7'5) x 1.68m (5'6)

With rear aspect double glazed window with suite comprising panel enclosed bath with thermostatically controlled shower over, glass shower screen, shower boarding, low flush wc, vanity wash hand basin, panelled radiator and vinyl flooring.



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OUTSIDE:

To the front of the property is a lawned garden and driveway giving access to the garage/storage (10'3 x 8'3) area with up and over door, power and lighting and personal door to the utility room. The rear garden is a particular feature of the property offering a well maintained lawn with well established shrub borders with the addition of a delightful patio area. The garden is enclosed by fencing to provide a degree of privacy. The rear garden also has the added benefit of an outside power point and light.



COUNCIL TAX BAND E

Payable to Herefordshire Council

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.

DIRECTIONAL NOTE

Proceed out of Hereford along Ledbury Road, at the roundabout take the second exit continuing along Ledbury Road and follow to the traffic lights. At the traffic lights turn right onto Church Road. Continue for the length of Church Road and at the roundabout take the second exit onto Gorsty Lane. Continue along Gorsty Lane, passing the pharmacy, and take the left hand turning into Sudbury Avenue, take the first left into Gurney Avenue and first left into Queenswood Drive where the property is located on the right 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.

19th June 2024

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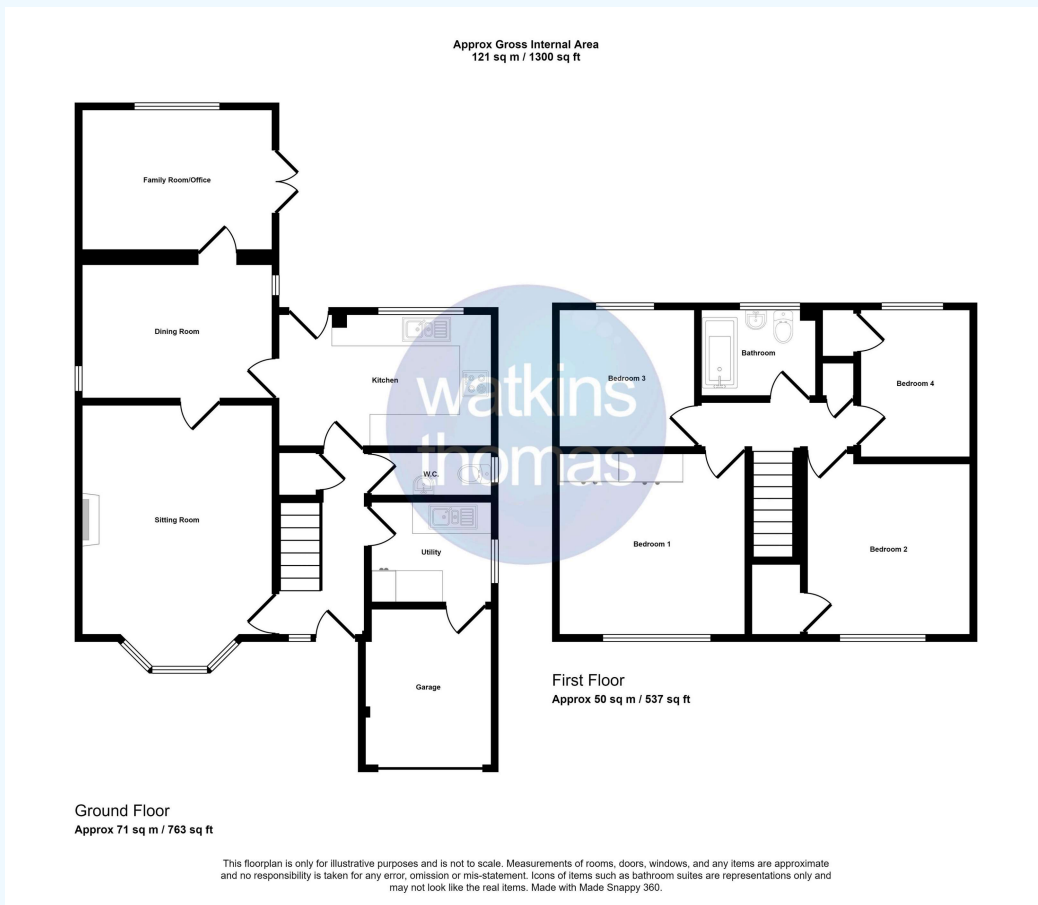
ENERGY PERFORMANCE CERTIFICATE

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.

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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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