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### **49 The Spires, Moreton On Lugg, Herefordshire, HR4 8FJ**

*'Situated to the north of Hereford City in the popular village location of Moreton On Lugg a well presented, modern detached family home with gas central heating, double glazing, en-suite to the master bedroom, off road parking, garage and enclosed rear garden'*

**£450,000 (Freehold)**

# 49 The Spires, Moreton On Lugg, Herefordshire, HR4 8FJ

## LOCATION

The property is set to the north of Hereford in the popular village location of Moreton On Lugg. In the village is a local shop, chip shop, village hall and church 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 modern, four bedroom detached family home, with the added benefit of gas central heating, double glazing, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, utility, sitting room, kitchen/dining room, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Entrance Hall

A double glazed panelled entrance door leads to the entrance hall with panelled radiator, tiled flooring, stairs to the first floor, understairs storage cupboard, smoke alarm, telephone point and door to the cloakroom.

#### Cloakroom

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

#### Sitting Room

4.75m (15'7) x 3.78m (12'5)

With front aspect double glazed window, television point, panelled radiator and smoke alarm.



#### Utility Room

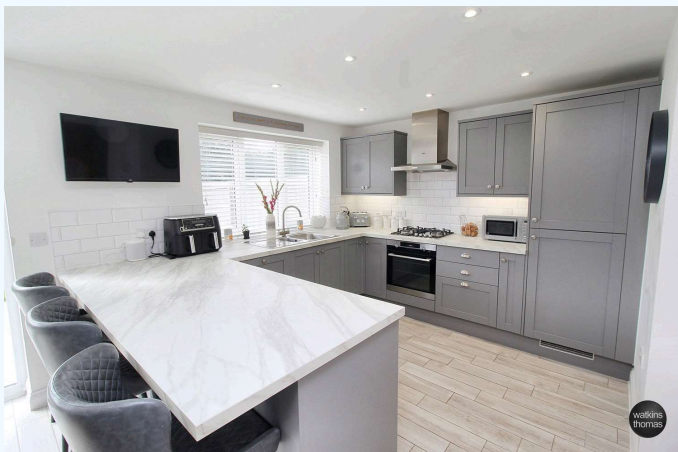
1.63m (5'4) x 1.37m (4'6)

With side aspect double glazed window, plumbing and space for washing machine, space for tumble dryer, work surface over with tiled splash backs, wall mounted gas central heating boiler, extractor fan and tiled flooring.

#### Kitchen/Dining Room

6.55m (21'6) x 3.86m (12'8)

With rear aspect double glazed window. A range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, splash backs, base units under with matching wall units, integrated fridge freezer, integrated electric oven with gas hob and cooker hood over, integrated dishwasher, inset spot lights, smoke alarm and tiled flooring. Space for dining table, breakfast bar, panelled radiator and double glazed French doors with windows either side giving access to the rear garden.



## 49 The Spires, Moreton On Lugg, Herefordshire, HR4 8FJ



### ON THE FIRST FLOOR:

#### Landing

With access hatch to loft space, storage cupboard, smoke alarm and door to bedrooms and bathroom.

#### Bedroom 1

4.06m (13'4") x 3.58m (11'9") (maximum)

With rear aspect double glazed window, built-in double wardrobe, panelled radiator, television point, thermostat for the central heating and door to the en-suite shower room.



#### En-Suite Shower Room

With side aspect double glazed window, double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, heated towel rail, extractor fan, inset spot lights, partially tiled wall surround and tiled flooring.

#### Bedroom 2

3.58m (11'9") x 3.33m (10'11")

With front aspect double glazed window and panelled radiator.

## 49 The Spires, Moreton On Lugg, Herefordshire, HR4 8FJ

### Bedroom 3

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

With rear aspect double glazed window, television point and panelled radiator.



### Bedroom 4

2.87m (9'5) x 2.26m (7'5)

With front aspect double glazed window and panelled radiator.

### Bathroom

With side aspect double glazed window with suite comprising panel enclosed bath with thermostatically controlled shower over, mixer tap, low flush wc, pedestal mounted wash hand basin, extractor fan, heated towel rail, inset spot lights, partially tiled wall surrounds and tiled flooring.



## 49 The Spires, Moreton On Lugg, Herefordshire, HR4 8FJ

### OUTSIDE:

To the front of the property is a lawn garden with path leading to the front door. A further path continues to the driveway which is block paved and gives access to the GARAGE (17'2 x 9'9) with power, lighting, up and over door and rear aspect double glazed door giving access to the garden.

To the immediate rear of the property is a patio giving access to the main garden which is laid to lawn. There is a useful outside tap and the garden is enclosed by fencing and hedging to provide a degree of privacy with a side access gate giving access to the driveway.



### COUNCIL TAX BAND E

Payable to Herefordshire Council.

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 on the A49 Hereford to Leominster road. After approximately three miles turn right into the village of Moreton On Lugg. Take the first right into The Spires, continue along the road taking the second right, and the property is located in a cul-de-sac position 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

20th September 2024

ID39285

## 49 The Spires, Moreton On Lugg, Herefordshire, HR4 8FJ

### 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	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.

