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### 52 Loder Drive, Aylestone Hill, Hereford, HR1 1DS

*'Set towards the end of an established cul-de-sac, off Venns Lane, in the Aylestone Hill district, a four bedroom detached home which is centrally heated and double glazed.'*

**£400,000 (Freehold)**

**Residential Sales**

## 52 Loder Drive, Aylestone Hill, Hereford, HR1 1DS

### LOCATION

Loder Drive is a residential cul-de-sac, located off Venns Lane, in the Aylestone Hill residential district. The property is set towards the end of the cul-de-sac. In the area there are amenities including a park. The property is convenient to Hereford's higher educational establishments. Hereford as a whole (centre approximately one and a half miles away) offers a full range of shopping, leisure and recreational facilities together with bus and railway stations.

### DESCRIPTION

52 Loder Drive is a substantial detached family home which is set behind its own front garden area and at the has a south facing garden. The accommodation is centrally heated and double glazed and particular features of the property are the overall size of the open-plan living/dining room and the fact that there are four bedrooms. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Porch Area

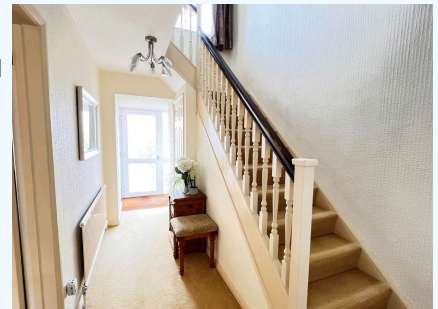
1.75m (5'9) x .86m (2'10)

Approached through a double glazed door with adjacent double glazed windows, matwell and opening to the:

##### Entrance Hall

3.45m (11'4) x 1.22m (4') (7' including stairwell)

With dog-leg stairway with wooden hand-rail, radiator, door to kitchen, wall mounted thermostat, door to the open-plan living/dining room and door to the:



##### Cloakroom

With low level wc and pedestal wash basin. Double glazed window.

##### Open Plan Living/Dining Room

7.09m (23'3) x 3.96m (13') (widening to 15')

With a double glazed window with vertical blinds to the front, radiator, painted stone fire surround with living flame gas fire, pair of double glazed sliding patio doors to the south facing rear garden, further radiator with cover and serving hatch from kitchen.



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### Kitchen

3.61m (11'10") x 2.74m (9')

With a double glazed window to the rear and base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye-level cabinets including an open fronted unit. One and a half bowl stainless steel sink unit with drainer and mixer tap, recess with plumbing for dishwasher, recess for cooker with cooker hood over and recess for fridge. Radiator and ceramic floor tiles which continue through to the:



### Utility Room

2.74m (9') x 1.78m (5'10")

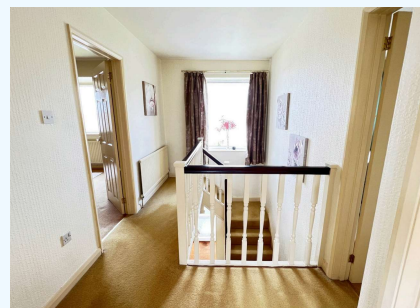
With a double glazed window to the rear, door with double glazed window to side, single drainer stainless steel sink unit with mixer tap, working surface with tiled surrounds, base cupboard and recesses for appliances including plumbing for washing machine. Further floor to ceiling cupboards and wall mounted gas fired boiler which provides central heating.

### ON THE FIRST FLOOR:

#### Landing

4.09m (13'5") x 2.06m (6'9")

With a double glazed picture window to the front with view across roof tops to the countryside which borders the city to the north. Radiator and a pair of sliding doors to a DOUBLE AIRING CUPBOARD in which is housed the hot water cylinder. Access hatch to loft storage space and doors to:



#### Bedroom 1

4.57m (15') x 3.89m (12'9")

With a double glazed window to the front with vertical blind with view across roof tops to rising tree lined countryside. Along one wall there is a run of four double wardrobe cupboards with cabinets over three. Radiator.

#### Bedroom 2

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

With a double glazed window to the rear, radiator, shower cubicle and vanity wash basin.

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### Bedroom 3

3.53m (11'7") x 2.74m (9')

With a double glazed window to the front again enjoying the view. Radiator.

### Bedroom 4

3.05m (10') x 2.69m (8'10")

With a double glazed window to the rear and radiator.



### Bathroom

2.34m (7'8") x 1.65m (5'5")

With white suite comprising shower end jacuzzi bath with electric shower over, low level wc and wash basin with mixer tap. Fitted cupboards, part tiled surrounds, double glazed window and radiator.



### OUTSIDE:

A tarmac driveway rises to the property and the GARAGE (16'1" x 9'1") with an up and over to the front, window to the side and light. The driveway is flanked to the left by an planted border and to the front of the property there is a lawned garden area with a slate bed surrounded by short post fencing. There is also a mature evergreen. To the right hand side of the residence there is a side access and to the left hand side there 8' wide opening with a brick pavior path which runs to the rear of the residence where there is a paved sun terrace which is approximately 9'4" deep x approximately 50' wide. A short flight of steps in a low brick wall rise to a level lawned garden. The rear garden area enjoys a southerly aspect and a good degree of privacy. There is an outside tap and a useful garden store with a pair of double doors. Within the rear garden there is a large Camellia together with a Mexican Orange and a Holly.

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### 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.

### 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.


### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280 .

### DIRECTIONAL NOTE

From central Hereford proceed along Aylestone Hill to its summit, at the second mini roundabout take the left hand turn onto Venns Lane. Continue along Venns Lane and turn right into Loder Drive, At the T junction turn left and follow the road round where Number 52 will be identified towards the very end of the cul-de-sac 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](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).

**12th April 2025**

ID36075

## 52 Loder Drive, Aylestone Hill, Hereford, HR1 1DS

### 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 performance certificate (EPC)

52 Loder Drive  
HEREFORD  
HR1 1DS

Energy rating  
**D**

Valid until: 16 April 2033

Certificate number: 3637-1924-8200-0873-5292

Property type

Detached house

Total floor area

117 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

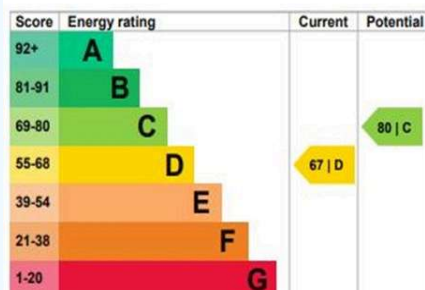
[See how to improve this property's energy performance.](#)

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.

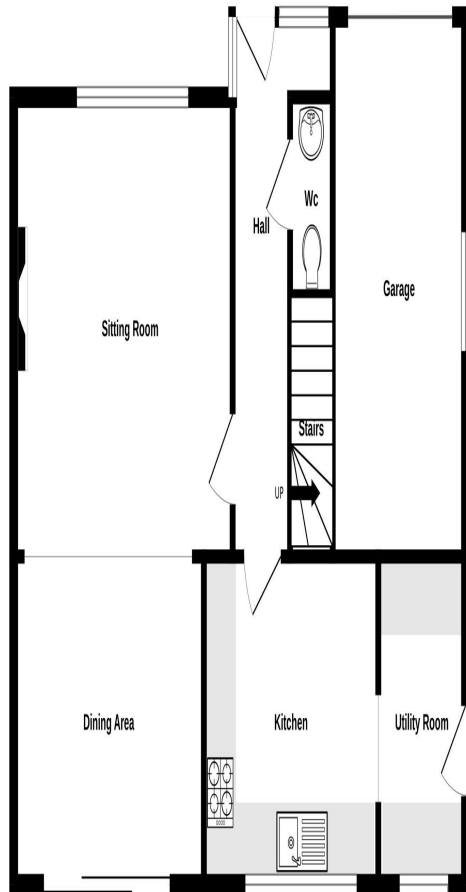
For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

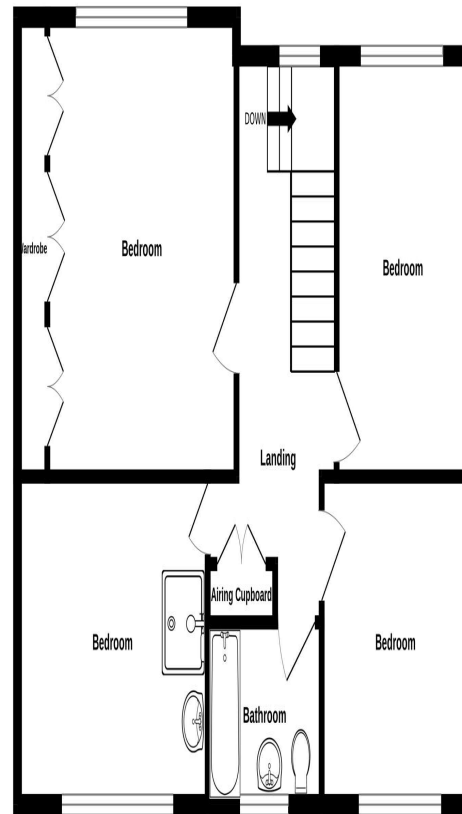


## 52 Loder Drive, Aylestone Hill, Hereford, HR1 1DS

Ground Floor  
700 sq.ft. (65.0 sq.m.) approx.



1st Floor  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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