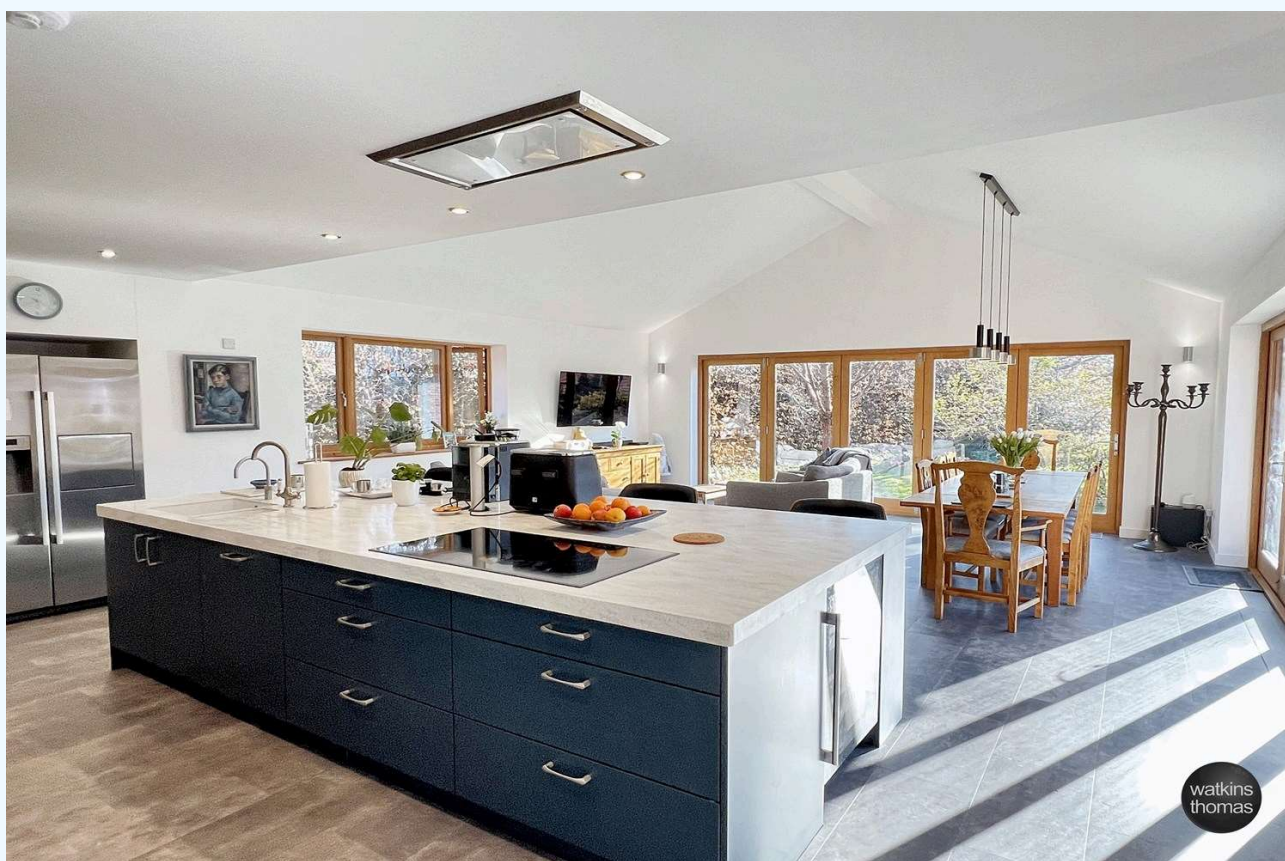




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24 Overbury Road, Aylestone Hill, Hereford, HR1 1JE

'Located off its own private roadway behind electric gates, and set on a 0.4 acre site, in an enviable location to the north of central Hereford. A truly unique bungalow with substantial extension which affords the property an exceptional kitchen/living room having sets of bi-fold doors opening to and overlooking the gardens. The property offers five double bedroom accommodation'

£875,000 (Freehold)

Residential Sales and Lettings

24 Overbury Road, Aylestone Hill, Hereford, HR1 1JE

LOCATION

Located in Aylestone Hill a sought after residential destination and in an enviable private position to the north of Hereford City Centre, off Overbury Road, a unique detached bungalow set off its own driveway in a quiet position. The location affords the property privacy and peacefulness and is easily accessible to central Hereford's shopping leisure and recreational facilities together with educational establishments and both bus and railway station.

DESCRIPTION

Built in the 1980's on an exceptional level site and which comprised a 'Scandia Hus' bungalow residence completed with high insulation standards and with triple glazing. The current owners have added a wonderful, individually designed extension to create a splendid open plan kitchen/living/dining room with two sets of bi-fold doors opening to two aspects integrating the property into the front garden area along with further bedroom and bathroom accommodation. The property is approached over a private driveway with electric gates and runs to an established lawn garden area which are part flanked by a driveway which leads to the GARAGE. Within the grounds there are established trees and shrubs, planted borders, together with a large, paved, entertaining patio area which again enjoys the southerly aspect. In more detail the versatile accommodation which would suit multi-generation or extended family living comprises:

ON THE GROUND FLOOR ONLY:

With part having under-floor heating.

The Principal Hall

6.91m (22'8) x 1.52m (5'0) (widening to 14'1)

Approximately L-shaped in plan and approached through a fine front door with adjacent glazed windows, two further windows to the front, radiator and with doors to two further bedrooms, the family bathroom and three doors to linen/storage cupboards with hanging hooks and rails. Door to:



Side Entrance Hall

4.34m (14'3) x 1.57m (5'2)

With coved ceiling, tile effect flooring, contemporary style radiator, door to cloakroom/shower room, opening to bedroom 5 suite, door to the sitting room and door to:

Wide Entrance Canopy

4.37m (14'4) x 1.96m (6'5)

With herringbone brick floor, roller door to the garage, outside light and step up to the impressive front door with adjacent triple glazed windows.

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Principal Sitting Room

7.04m (23'1") x 4.8m (15'9")

With coved ceiling, light points, triple glazed window to the fore garden area and along one wall there are three further deep triple glazed units with a triple glazed door opening to the principal patio. Contemporary style radiator and with a moulded timber fire surround with marble inset, hearth and open fireplace.



The Inner Hall

2.69m (8'10") x 1.73m (5'8") (widening to 7'10")

With coved ceiling, triple glazed window to the front approached through a glazed panel door and with two further store cupboards. A pair of doors open to the heating control units and electric system. An 5'2" x 4'2" wide opening with tile effect flooring and under floor heating leads through to:

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The Exceptional Kitchen/Living Room

8.84m (29'0") x 6.1m (20')

An exceptional space, part opening to Apex roof space and featuring two elevations of bi-fold doors with triple glazed windows and wooden surrounds. Feature tiled flooring, under floor heating and along one wall there is a 16'5" long run of cabinets with soft close base cupboard and drawer units with Corian working surface over and fitted upstands together with eye level cabinets and also built into this area there is a pull out larder unit and a bank of three ovens (Bosch). There is also a recess with housing for an American style fridge freezer and there is a feature island (11'1" x 5'3") with a continuation of the Corian working surface including a preparation area and breakfast bar and having a 1½ bowl sink unit, mixer tap and a Quooker tap. Five ring induction hob with a glass and filter hood over. Sunken ceiling lights, door to a lobby with a suite of two bedrooms and door to:



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Utility room

2.92m (9'7") x 2.69m (8'10")

With a triple glazed door to outside, further double glazed window and with a fitted base cupboard, double bowl sink over and drainer. Recess with plumbing for washing machine and fitted eye level cabinets. Sunken spot lights.

Inner Lobby

1.17m (3'10") x 1.17m (3'10")

With access to a roof space and with doors to bedroom 2 and:

The Principal Bedroom Suite

Which in parts comprises:

Hallway

2.67m (8'9") x 1.17m (3'10")

With sunken ceiling lights, underfloor heating control and with a door to the shower room and opening to:

Bedroom

5.44m (17'10") x 4.27m (14')

With high level double glazed windows, wooden sill and having attractive recesses extensively provided with hanging rails and storage shelving. Built-in wall lights, sunken ceiling lights and with a door to:

The En-Suite Shower Room

2.9m (9'6") x 1.45m (4'9")

With suite comprising shower cubicle with shower boarded walls, thermostatically controlled twin headed shower unit and a vanity wash basin with drawers below, mixer tap and shower boarded surrounds together with a low level wall hung wc. Extractor unit, sunken ceiling lights, mirror unit, ladder type electric radiators and wood effect flooring.



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Bedroom 2

3.84m (12'7) x 2.92m (9'7)

With a triple glazed window to the rear with a wooden sill, sunken ceiling lights, underfloor heating, wood grain effect flooring and with a pair of glass fronted sliding doors to a wardrobe area provided with hanging rails. Sliding door to:



En-Suite Shower Room

With wide cubicle having shower boarded walls, twin headed thermostatically controlled shower unit, sliding glass fronted doors and with a vanity wash basin with drawer below, mixer tap, shower boarded surround and low level wc. Mirror fronted unit, sunken ceiling lights, extractor unit and ladder type electric radiator.

Bedroom 3

4.09m (13'5) x 3.68m (12'1) (with a 7'10 ceiling height)

Coved ceiling, triple glazed window to the rear, contemporary style radiator, wood grain effect flooring and along one wall there are two double and a single recessed wardrobe cupboard with hanging rail and storage shelving. Wall light points.



Bedroom 4

4.45m (14'7) x 4.29m (14'1)

With two triple glazed windows to the rear, ladder type radiator, wood grain effect flooring and along one wall there are three tall mirror fronted sliding doors which open to the recessed wardrobe area.

Family Bathroom

2.95m (9'8) x 2.26m (7'5)

With feature part shower boarded walls, extractor unit and four piece suite comprising bath with mixer tap, double shower cubicle with twin headed shower unit, low level wc and pedestal wash basin with mixer tap. Contemporary style radiator, triple glazed window and storage cabinet.



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Bedroom 5

3.96m (13'0) x 2.84m (9'4)

With coved ceiling, triple glazed windows to the rear, contemporary style radiator and along one wall there are two recessed double wardrobe cupboards. Door to:



En-Suite Wet Room

2.62m (8'7) x 1.47m (4'10)

With a shower room flooring with well, tiled walls, wall mounted electric shower unit and with pedestal wash basin and low level wc.

OUTSIDE:

A tarmacadam driveway leads to electric gates which open to a continuation of the driveway which swings around to the ATTACHED GARAGE (15'2 x 7'7) with a roller door to the front, personal door to the rear, attic storage space and with the controls of the heating system with an air source heat pump and door to: HOME OFFICE AREA/GYM AREA (13'2 x 7'1) with glazed panels and two door units. The driveway widens to provide additional, generous parking and hard standing facilities part created in brick paviors. There is also a CABIN (with power & heating) and a SHED with power.

The expanse of front garden is laid to lawn, has numerous trees and shrub including Camelia and much is surrounded by a Beech Hedge. Immediately to the front of the property there is a paved patio area with a slate island with substantial stones. The front garden area is an ideal evening and entertaining seating area as it enjoys a westerly and southerly aspect.

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COUNCIL TAX BAND E

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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.

AGENTS NOTE

The property has the benefit of an Air Source Heat Pump and solar panels.

VIEWING

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

DIRECTIONAL NOTE

From central Hereford proceed north east to the summit of Aylestone Hill and having passed over the first roundabout turn left at the second into Venns Lane. Continue along Venns Lane and take the right hand turning into Overbury Road and after a short distance take the unmarked driveway on the left bounded by fencing panels, to NUMBER 24.

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.

10th April 2025

ID39464

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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 C. 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	70 C	79 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.

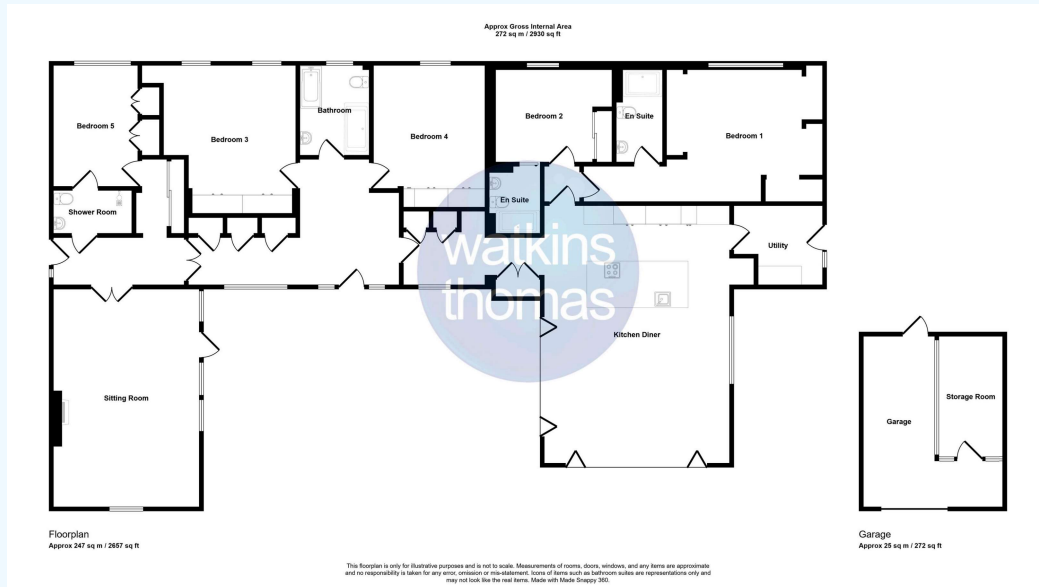
For properties in England and Wales:

- 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.



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