



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



5 Blackcap Drive, Holmer, Hereford, HR4 9WE

'Situated to the north of Hereford in the popular residential location of Holmer a well presented, four bedroom detached family home with off road parking and enclosed rear garden'

£465,000 (Freehold)

Residential Sales and Lettings

5 Blackcap Drive, Holmer, Hereford, HR4 9WE

LOCATION

The property is located to the north of Hereford City in the well established residential district of Holmer. In the area are a range of amenities 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 four bedroom, detached family home with the added benefit of gas central heating, double glazing, garage which has been part converted to provide an office space (no building regulations are in place) and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, kitchen/dining room, sitting room, study, first floor landing with four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Hall

A front aspect double glazed panelled door leads to the entrance hall with panelled radiator, understairs storage area, thermostat for central heating, stairs to the first floor and door to the cloakroom.

Cloakroom

With front aspect double glazed window, low flush wc, wash hand basin with tiled splash backs, panelled radiator and extractor fan.



Kitchen/Dining Room

5.21m (17'1) x 3.71m (12'2)

With rear aspect double glazed window, a range of units comprising 1½ bowl sink drainer unit with work surfaces, base units under with matching wall units, integrated electric double oven and hob with cooker hood over, integrated dishwasher, space for dining table, panelled radiator, door to utility room and rear aspect double glazed French doors with windows either side giving access to the rear garden.



5 Blackcap Drive, Holmer, Hereford, HR4 9WE



Utility Room

1.78m (5'10") x 1.52m (5'0")

With plumbing and space for washing machine, work surface, wall mounted cupboards and tiled splash backs.

Sitting Room

4.93m (16'2") x 3.66m (12') (maximum)

With two panelled radiators, media wall with feature fire, panelled radiator, television point, laminated flooring, two wall lights and rear aspect double glazed French doors with side windows giving access to the rear garden.

5 Blackcap Drive, Holmer, Hereford, HR4 9WE

Study

3.61m (11'10) (maximum) x 1.93m (6'4)

With front aspect double glazed window, panelled radiator and laminated flooring.



ON THE FIRST FLOOR:

Landing

With access hatch to loft space, front aspect double glazed window, smoke alarm, panelled radiator, storage cupboard and doors to bedrooms and bathroom.

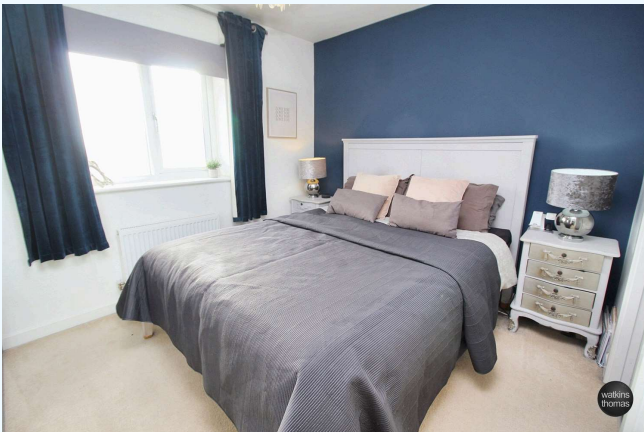
Bedroom 1

3.78m (12'5) (maximum) x 3.68m (12'1) (maximum)

With rear aspect double glazed window, built-in wardrobes with sliding mirror doors, panelled radiator and door to 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, partially tiled wall surround, panelled radiator and inset spot lights.



Bedroom 2

3.73m (12'3) (maximum) x 3.02m (9'11)

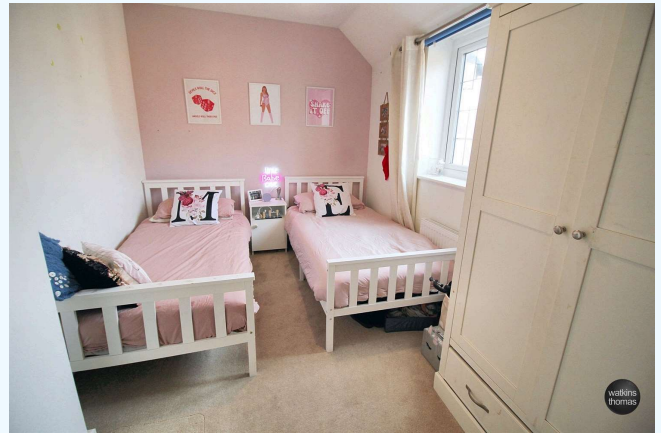
With rear aspect double glazed window and panelled radiator.

5 Blackcap Drive, Holmer, Hereford, HR4 9WE

Bedroom 3

3.12m (10'3) x 3.02m (9'11)

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



Bedroom 4

3.71m (12'2) x 2.44m (8')

With front aspect double glazed window and panelled radiator.

Bathroom

2.74m (9'0) x 2.36m (7'9)

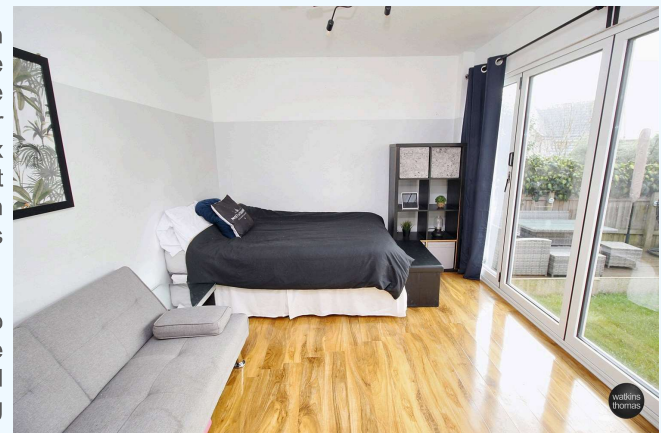
With rear aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, shaver point, inset spot lights, extractor fan and heated towel rail.



OUTSIDE:

To the front of the property is a lawn garden with path leading to the front door. A driveway gives access to the GARAGE. The garage has been split into two with a storage area at the front measuring 10'5 x 6'10 with up and over door, power and lighting and door to the office area 11'9 x 9'10 with power, lighting, laminated flooring and side aspect double glazed Bifold doors giving access to the garden (there are no building regulations approval for this conversion).

To the immediate rear of the property is a patio leading to the main garden which is laid to lawn. To the rear of the garden is a decked seating area and the garden is enclosed by fencing to provide a degree of privacy with a gate giving access to the driveway.



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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 Whitecross Road and on reaching the roundabout take the third exit onto Three Elms Road. Continue along Three Elms Road to the traffic lights and turn right onto Roman Road. Continue along Roman Road to the traffic lights and take the first left hand turning into Hedgerow Way. Take the first left into Avocet Road and first left into Blackcap Drive where the property is indicated on the left hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony J Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

7th May 2025

ID35709

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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 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.

