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1 Adonis Way, Holmer, Hereford, HR4 9FA

Situated to the north of Hereford city in the popular Holmer district, a superbly presented three bedroom detached family home with modern kitchen/dining room, ensuite to the master bedroom, longer than average driveway, garage and enclosed garden.

£335,000 (Freehold)

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LOCATION

The property is located to the north of Hereford city in the popular Holmer district. 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 superbly presented three bedroom detached family home with the added benefit of gas central heating, double glazing, longer than average driveway, garage, enclosed garden and accommodation comprising entrance hall, sitting room, kitchen/dining room, cloak room, first floor landing with access to three bedrooms, ensuite to the master bedroom and family bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Feature Canopy Entrance Porch

With front aspect double glazed panelled entrance door leading to the entrance hall with panelled radiator, smoke alarm, stairs to the first floor, storage cupboard, Amtico flooring, door to the sitting room, cloakroom and kitchen/dining room.

Cloakroom

1.57m (5'2) x .94m (3'1)

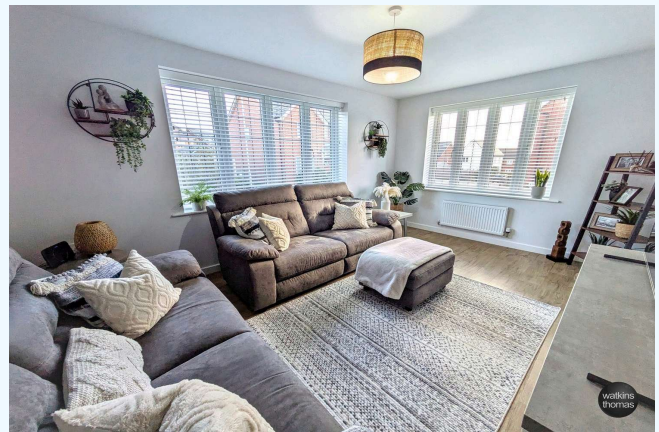
With low flush WC, wash hand basin with tiled splashback, heated towel rail, extractor fan, panelled radiator and ceramic tile flooring.



Sitting Room

4.75m (15'7) x 3.25m (10'8)

With front and side aspect double glazed windows, two panelled radiators, TV point and antica flooring.



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Kitchen/Dining Room

4.75m (15'7) x 2.57m (8'5)

With front and side aspect double glazed windows, a range of units comprising one and a half bowl sink drainer unit with work surfaces, splashback, base units under with matching wall units. Integrated electric oven with halogen hob and cooker hood over. Integrated dishwasher, integrated washing machine, integrated fridge/freezer, wall mounted ideal boiler, further extractor fan within the ceiling, panelled radiator, inset spotlights, space for dining table, Amtico flooring and side aspect double glazed french door giving access to the garden.



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ON THE FIRST FLOOR:

Landing

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

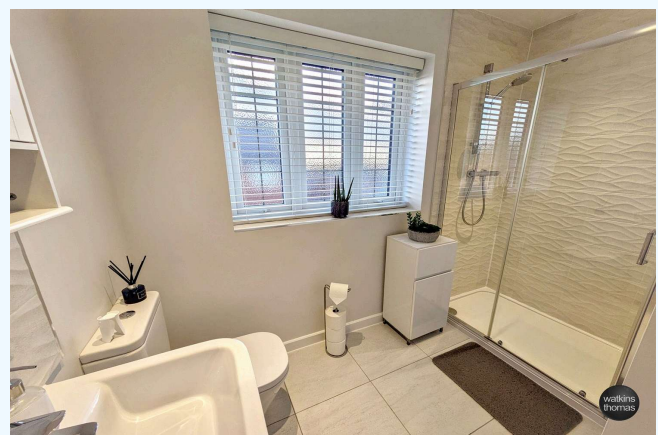
Bedroom 1

2.77m (9'1) (to the wardrobe) x 2.72m (8'11)

With side aspect double glazed window, built in wardrobe with sliding mirror doors, panelled radiator and door to the ensuite shower room.

Ensuite Shower Room

With front aspect double glazed window, suite comprising low flush WC, wash hand basin, partially tiled wall surround, double shower cubicle with thermostatically controlled shower and tiled wall surround, panelled radiator, inset spotlights and tiled flooring.



Bedroom 2

3.25m (10'8) x 2.62m (8'7) (maximum)

With front and side aspect double glazed window and panelled radiator.

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Bedroom 3

3.25m (10'8) x 2.06m (6'9) (maximum)

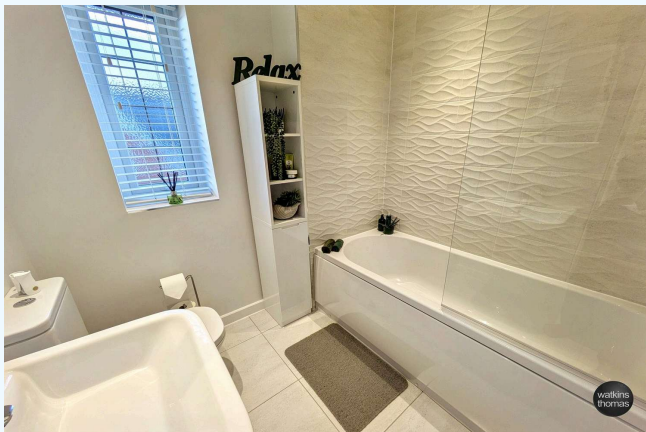
With side aspect double glazed window and panelled radiator.



Bathroom

1.98m (6'6) x 1.93m (6'4) (maximum)

With front aspect double glazed window, suite comprising panel enclosed bath with thermostatically controlled mixer tap and shower attachment, wash hand basin, tiled splashback, low flush WC, heated towel rail, shaver point, partially tiled wall surround, inset spotlights and tiled flooring.



OUTSIDE:

To the front of the property steps with balustrade give access to the front door. To the side of the property is a gravelled area with feature metal fencing which gives access to the rear of the property where there is a driveway measuring 48'2 (14.7m) in length giving access to the GARAGE with up and over door, power, lighting and is partially insulated. From the driveway a side access gate gives access to the garden where there is a patio area with a sun canopy leading to a covered, decked seating area with storage underneath. Steps lead from the patio to the main garden which is laid to lawn where there is a gravelled border leading to a further gravelled area where there is a storage shed with power and lighting. The garden is enclosed by boarding and fencing to provide a degree of privacy. Canopy with winding mechanism giving shade when required.



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Agents Note

All blinds are made to measure and will remain at the property.

COUNCIL TAX BAND D

Made 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 Edgar Street. On reaching the roundabout, take the first exit onto Newtown Road. Continue to the roundabout and take the second exit onto Holmer Road. Continue the length of Holmer Road until reaching the roundabout and take the first exit onto Roman Road. Continue along Roman Road to the traffic lights and turn right into Hedgerow Way. Continue along Hedgerow Way, take the first turning on the right into Emperor Way. Take the first left into Admiral Road and the property is located on the left hand side on the corner of Adonis Way.

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.

13th December 2025

ID42024

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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		95 A
81-91	B	83 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.

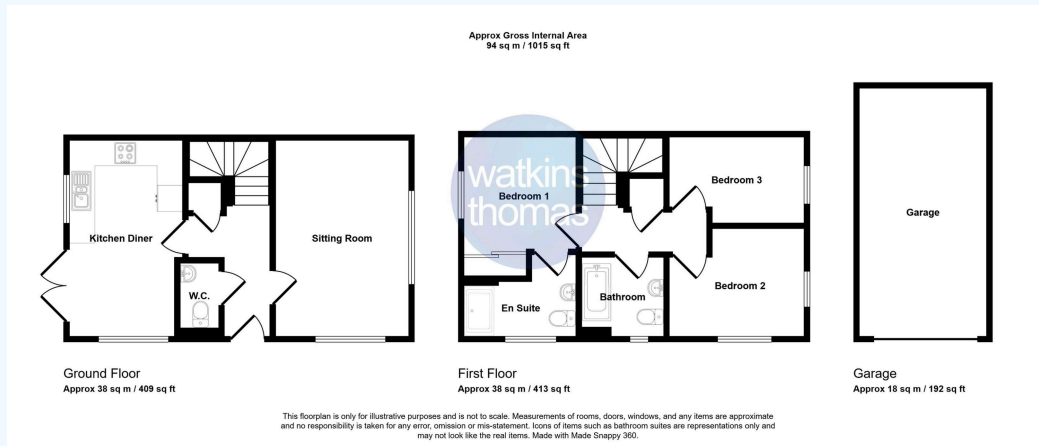
For properties in England and Wales:

- 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.



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