



117 DORCHESTER WAY BELMONT, HEREFORD HR2 7ZW

£450,000
FREEHOLD

Peacefully situated on the outskirts of the City, an impressive 5-bedroom modern detached house offering ideal family accommodation. The property which is in excellent decorative order, has the added benefit of gas central heating, double glazing, 2 en-suite shower rooms, newly fitted kitchen and utility room, private rear garden and to fully appreciate this property we strongly recommend an internal inspection.

Hereford City centre is within driving distance but there is also a range of amenities available nearby including primary and secondary schools, supermarket, doctor's surgery, petrol station, daily bus services and countryside walks.

In more detail the impressive accommodation comprises: -



117 DORCHESTER WAY

- Modern detached house
- Ideal family home
- Popular residential area
- 2 reception rooms
- 5 bedrooms, 2 en-suite
- Double garage & ample parking
- No onward chain
- Viewing highly recommended



Full Description

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In more detail the impressive accommodation comprises: -

Reception Hall

Fitted carpet, smoke alarm, radiator, coved ceiling, carpeted staircase to the first floor, central heating thermostat, under-stairs store cupboard and door to the

Bedroom 2

Fitted carpet, two radiators, fitted double wardrobe, access hatch to loft storage space and door to the EN-SUITE SHOWER ROOM with double shower cubicle, pedestal wash hand-basin, low flush WC, radiator, extractor fan, shaver point and Velux roof window.

Bathroom

Suite comprising bath with mixer and handheld shower attachment over, partially tiled wall surround, wash hand-basin, low flush WC, tiled floor, radiator, shaver point, extractor fan, double glazed window, recessed spotlighting and mirror fronted cabinet.

General Information

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Tenure & Possession

Freehold - vacant possession on completion.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Outside

To the front of the property there is a lawned garden with paved pathway leading to the front entrance door. A double width driveway providing ample off-road parking facilities leads up to the DOUBLE GARAGE with twin up-and-over doors (one of which is electrically operated), power and light points, door through to the Utility Room and scope to convert into extra living accommodation, subject to the necessary consent. To the immediate rear of the property there is a paved entertaining area leading onto the remainder of the garden which is laid to lawn, bordered by flowers and shrubs and well-enclosed by high fencing to maintain privacy. There is a useful side access gate, timber garden shed, corner seating area, outside light and water taps to both the front and rear.

Lounge

Fitted carpet, coved ceiling, feature fireplace with hearth, display mantel and built-in coal effect fire, double glazed bay window to the front aspect, two radiators, fitted carpet and archway through to the

First Floor

Landing Fitted carpet, smoke alarm, built-in Airing Cupboard, access hatch to loft space with ladder - partially boarded and with electric light.

Bedroom 4

Fitted carpet, recess ideal for wardrobes, radiator, double glazed window to the front aspect.

Ground Floor

Canopy Entrance Porch with UPVC entrance door through to the

Cloakroom

Low flush WC, wash hand-basin, tiled floor, radiator, double glazed window and wall mirror.

Second Downstairs Cloakroom

Low flush WC, radiator, tiled floor, double glazed window.

Bedroom 1

Fitted carpet, extensive range of fitted wardrobes, further walk-in store cupboard/wardrobe, radiator, double glazed window to the front aspect and door to the EN-SUITE SHOWER ROOM with newly installed shower cubicle, pedestal wash hand-basin, low flush WC, radiator, extractor fan, double glazed window, shaver point, tiled floor and mirror fronted medicine cabinet.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 2.00 pm

Bedroom 3

Fitted carpet, space for wardrobes, radiator, double glazed window to the rear.

Kitchen/Breakfast Room

With a range of wall and base units, ample high gloss worksurfaces with tiled splashbacks, tiled floor for easy maintenance, integrated dishwasher, double oven, microwave and induction hob with cooker hood over, space for upright fridge/freezer, double radiator, space for breakfast table, two double glazed windows with roller blinds overlooking the rear garden, recessed spotlighting, under-cupboard lighting and door to the

Dining Room

Fitted carpet, coved ceiling, radiator, double doors to the rear garden and door to the

Utility Room

With 1½ bowl sink unit, range of wall and base cupboards, worksurfaces with tiled splashbacks, wall mounted gas central heating boiler, tiled floor, space and plumbing for washing machine, extractor fan, radiator, internal door to the garage, double glazed window and door to the rear garden. From the Utility Room, there is a door to the

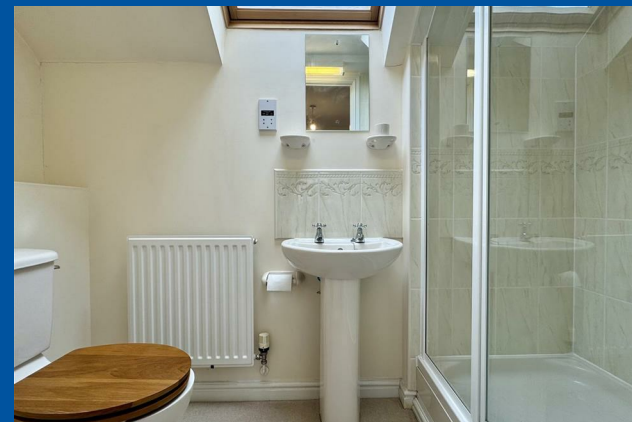
Outgoings

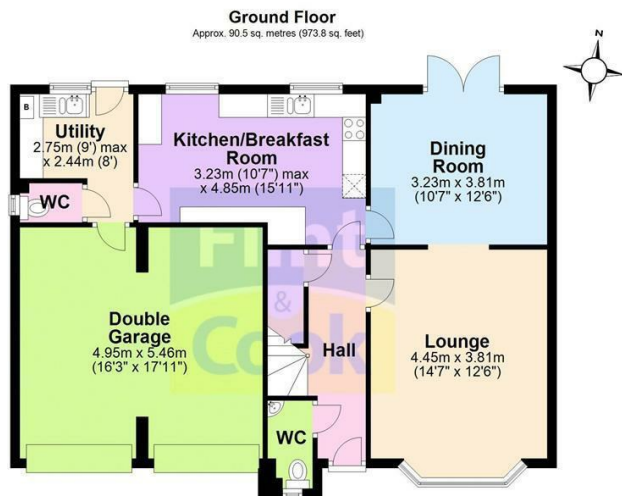
Council tax band 'F' amount payable £3316.99 Water and drainage - metered supply

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, taking the 3rd exit at the Tesco roundabout onto Northolme Road. At the mini roundabout, turn left into Dorchester Way.

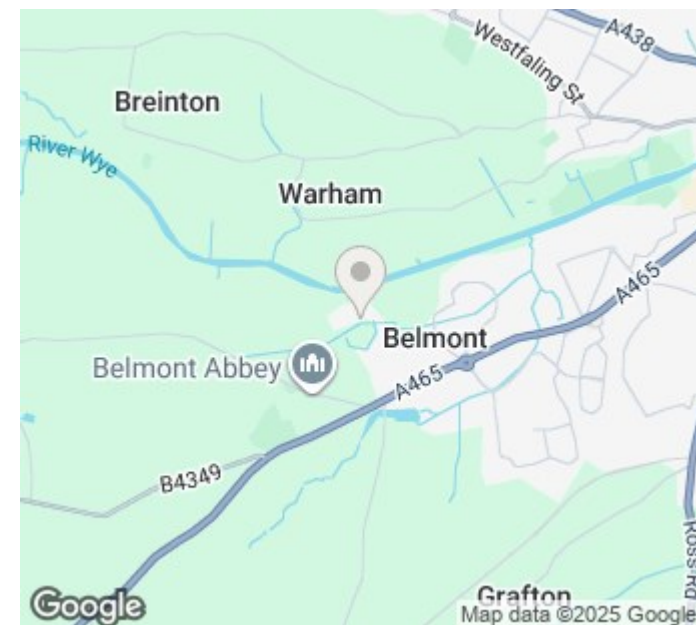
117 DORCHESTER WAY





Total area: approx. 176.5 sq. metres (1899.9 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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