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## 4 Dunster Close, Belmont, Hereford, HR2 7XG

*'With a south facing garden area and tucked away in a quiet cul-de-sac within the Belmont residential district, a four bedroom detached, centrally heated and double glazed home with a contemporary style kitchen'*

**£330,000 (Freehold)**

# 4 Dunster Close, Belmont, Hereford, HR2 7XG

## LOCATION

Dunster Close is a small and select residential cul-de-sac located off Whitefriars Road on the established Belmont residential development. The property lies approximately one mile south of Hereford city centre.

The immediate locality offers a range of amenities including a 5 minute walk to a supermarket, doctor's surgery and community hall. Riverside walks are nearby, and Hereford provides a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

## DESCRIPTION

4 Dunster Close is approached through an entrance hall, off which there is a cloakroom and access to the sitting room.

From the sitting room, glazed double doors open into the refitted kitchen/dining area, which in turn leads to a study/family room. These rear living areas overlook and provide access to the garden, creating an excellent flow for modern family living.

On the first floor there are four bedrooms and a bathroom. Externally, the property benefits from a driveway, storage space and an enclosed rear garden enjoying a south-westerly aspect.

## ON THE GROUND FLOOR:

### Entrance Hall

2.13m (7'0) x .86m (2'10)

With panelled door to the sitting room, dado rail, radiator, laminate flooring and door to cloakroom.

### The Cloakroom

2.13m (7'0) x .91m (3')

With low level WC and wash basin with tiled surround and cupboards below. Double glazed window, radiator and laminate flooring.

### Sitting Room

5.13m (16'10) x 4.83m (15'10) (maximum)

With leaded double glazed windows to the front and side, coved ceiling, stairway off, radiators and a substantial timber fire surround with wood-burning stove set on a marble hearth. Wall light points, laminate flooring and glazed double doors opening to the kitchen/dining room.



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## Kitchen/Dining Room

5.08m (16'8") x 3.48m (11'5")

With double glazed window to the rear, sunken ceiling lights and feature lighting, and double glazed sliding patio doors opening to the garden. The kitchen is extensively fitted with soft-close base cupboards and drawers with wood block work surfaces extending to a breakfast bar, mosaic-effect tiled surrounds and eye-level cabinets.

1½ bowl composite sink with drainer and mixer tap, concealed dishwasher, contemporary style radiator, laminate flooring throughout and a 6'8" wide opening to the study/family room.



## Study/Family Room

3.35m (11'0") x 2.64m (8'8")

With double glazed window to the rear, door to the garden, radiator and ceiling light fitting.



## Rear/Side Porch

3.76m (12'4") x 1.45m (4'9")

With plumbing for washing machine and dishwasher and door to:

## Workshop/Store

4.09m (13'5") x 1.6m (5'3")

With fitted shelving.

## ON THE FIRST FLOOR:

### Landing

With leaded double glazed window to the side and door to boiler cupboard housing the wall-mounted gas fired boiler providing central heating and domestic hot water.

### Bedroom 1

3.84m (12'7") x 3.12m (10'3")

With leaded double glazed window to the front, radiator and fitted storage comprising two double wardrobe cupboards and a single wardrobe with hanging rail and shelving.

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### Bedroom 2

3.1m (10'2") x 2.69m (8'10")

With leaded double glazed window to the rear, radiator and wardrobe cupboard with shelving and cabinet over.



### Bedroom 3

2.69m (8'10") x 1.91m (6'3")

With double glazed window to the rear and radiator.

### Bedroom 4

1.91m (6'3") x 2.06m (6'9") (9'8" into door recess)

With leaded double glazed window to the front, radiator and over-stairs cupboard with hanging rail and storage shelf.

### Bathroom

2.01m (6'7") x 1.73m (5'8")

With white suite comprising bath with electric shower over, low level WC and vanity wash hand basin with mixer tap and cupboards below. Tiled walls, double glazed window, ladder-style radiator and laminate flooring.



### OUTSIDE:

The property benefits from a tarmacadam driveway with external power and hot/cold water points and electricity. A shortened garage now provides a useful store (8'2" x 5'5") with door to the side.

To the front there is a lawned garden area with ornamental tree. The rear garden can be accessed via a pathway to the side of the property and features an arched sun terrace, lawned area, raised seating space, pergola and a summer house with electricity. The rear garden enjoys a south-westerly aspect.



constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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## COUNCIL TAX BAND D

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](tel:01432 272280) .

## DIRECTIONAL NOTE

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road. continue for the length of Belmont Road and at the roundabout take the fourth exit into Abbotsmead Road. Continue along Abbotsmead Road and take the right hand turning into Whitefriars Road. Continue along Whitefriars Road and Dunster Close will be identified on the right hand side.

## FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford [\(01432\) 272280](tel: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).

**20th January 2026**

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# 4 Dunster Close, Belmont, Hereford, HR2 7XG

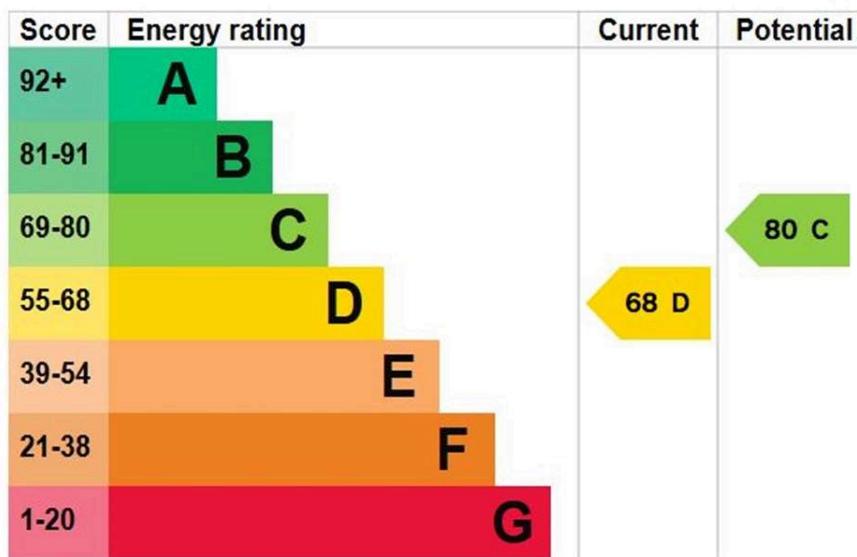
## ENERGY PERFORMANCE CERTIFICATE

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 D. It has the potential to be C.

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



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.

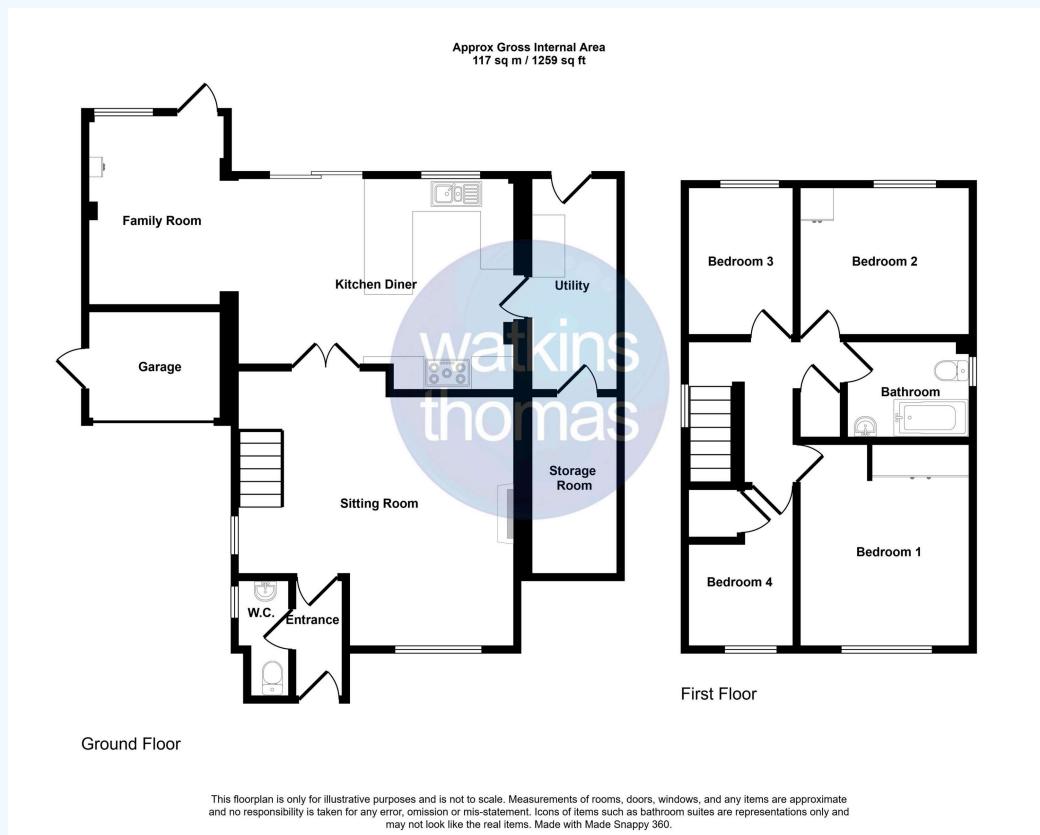
For properties in England and Wales:

- 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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.