



HAZELBROOK WELLINGTON

HEREFORD HR4 8AX

£550,000
FREEHOLD

Situated within the heart of Wellington, a popular village North of Herefordshire, Hazelbrook House is a spacious and substantial four bedroom detached property offering well presented accommodation across two floors and making an ideal family home. The property benefits from four double bedroom, a master with en-suite and family bathroom to the first floor. To the ground floor there is a fantastic open plan living space with additional sitting room and downstairs W/C. A real feature is the large rear garden (about 0.25 acres), double garage and driveway parking. A viewing is highly recommended.



HAZELBROOK WELLINGTON

- Spacious detached house
- Large rear garden (about 0.25 acre)
- Four double bedrooms, en-suite & family bathroom
- Sought after village location
- Ideal family home
- Double garage and driveway



Ground Floor

With entrance door leading into the

Entrance Hall

With wood flooring, recess spotlights, double glazed window to the front aspect, carpeted stairs leading up with an array of fitted cupboard space under, doors then lead to

Downstairs Cloakroom/Utility

With low flush w/c, wash hand basin with storage below, work surface space with under counter space and plumbing for a washing machine with space over for a tumble dryer, double glazed window, tiled floor and ceiling light point.

Kitchen/Dining/Family Room

A fantastic space for all the family to enjoy with a modern fitted kitchen comprising a range of fitted wall and base units, fitted peninsula with breakfast bar, ample work surface space with tiled splash backs, integrated appliances to include 1 1/2 bowl sink and drainer unit, dishwasher, double oven, microwave and five ring gas hob with cooker hood over, there is a space for an American style fridge/freezer and drinks fridge. There is a double glazed window overlooking the rear garden, door to the side porch and tiled floor. The space flows seamlessly into the dining area with feature ceiling light, wood flooring and radiator, a further double glazed window and then into the family area with the wood flooring continuing, a feature wood burning stove with brick surround and wooden mantle over, dual aspect double glazed window to the front and french doors to the rear with access back in to the hallway and into the lounge.

Living Room

A spacious light and airy lounge with dual aspect double glazed windows to the front and rear, radiator, coving,

central ceiling light, wall mounted electric fireplace and fitted carpet.

Side Porch

With tiled floor, ceiling light point, wall mounted gas central heating boiler, double glazed window and door to the rear aspect.

First Floor Landing

A spacious landing area with charming character beam, fitted carpet, two double glazed windows to the front aspect, central ceiling light, radiator, loft hatch, two large storage cupboards with automatic light and doors into

Bedroom One with En-suite & Dressing Area

A spacious principal bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the front aspect, fitted wooden shelving, a large walk in dressing area with ceiling light point, fitted carpet, hanging rail and fitted shelving, a door then leads into the en-suite shower room which comprises a large walk-in shower with fully tiled surround and large mains fitment rainfall shower head over, wash hand basin with storage below and illuminating mirror over with shaver point and bluetooth, there is a low flush w/c, chrome heated towel rail, double glazed window and recess spotlights.

Bedroom Two

Another spacious double bedroom with fitted carpet, central ceiling light, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bedroom Three

A third spacious double comprising fitted carpet, central ceiling light, radiator, double glazed window to the rear

aspect and a walk in wardrobe with automatic light, hanging rail and fitted shelving.

Bedroom Four

A fourth double comprising fitted carpet, central ceiling light, radiator and double glazed window to the side aspect.

Bathroom

A full suite comprising panelled bath with part tiled surround, corner fitted shower cubicle with mains fitment shower head over and tiled surround, wash hand basin with storage below, low flush w/c, chrome heated towel rail and double glazed window.

Outside

To the rear there is a fantastic garden space with a large area of decking leading off from the dining area/family area which features a decorative well and useful outside power points, a step down leads to the large area of lawn with an array of ornamental plants and shrubbery enclosed by fencing and hedging. Steps to the side of the decking leads down to the side access gate and personal door into the garage. There is a further paved patio area with wooden pergola. There are two useful wooden storage sheds. To the front there is a good sized tarmac driveway providing off road parking with access to the double garage with up and over door, light and power. Steps at the front lead to a small stoned courtyard which provides access to the front door.

Directions

Proceed north out of Hereford City on the A49 Leominster Road, after approximately five miles turn left signposted to Wellington, proceed through the village and Hazelbrook House is situated on the right hand side a short distance before the social club.

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

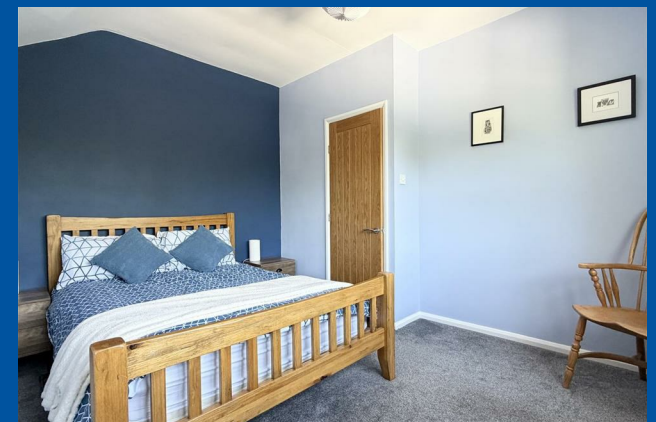
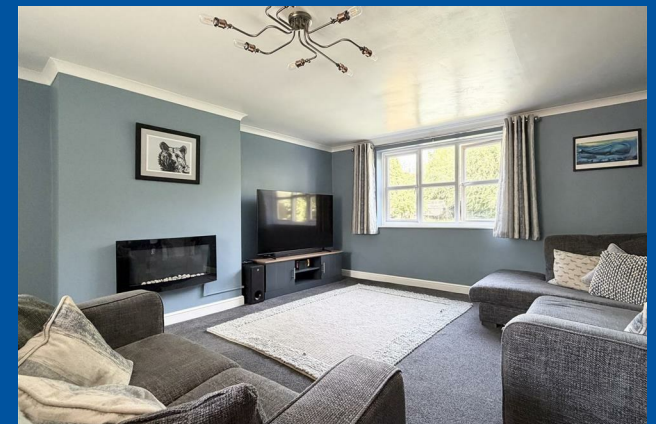
Tenure & Possession

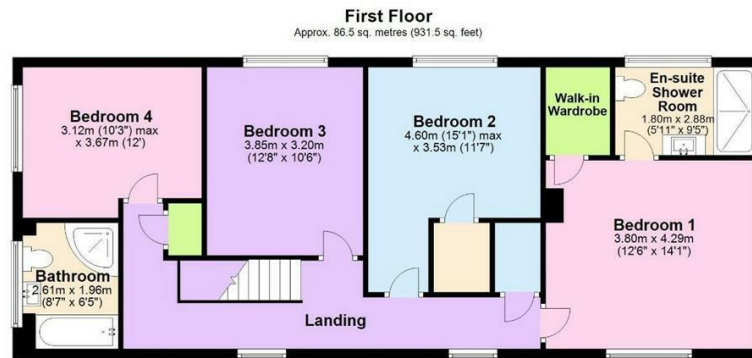
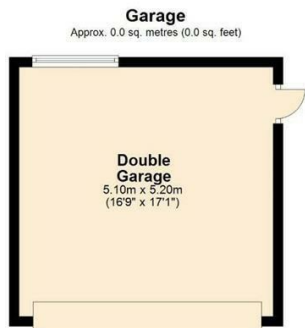
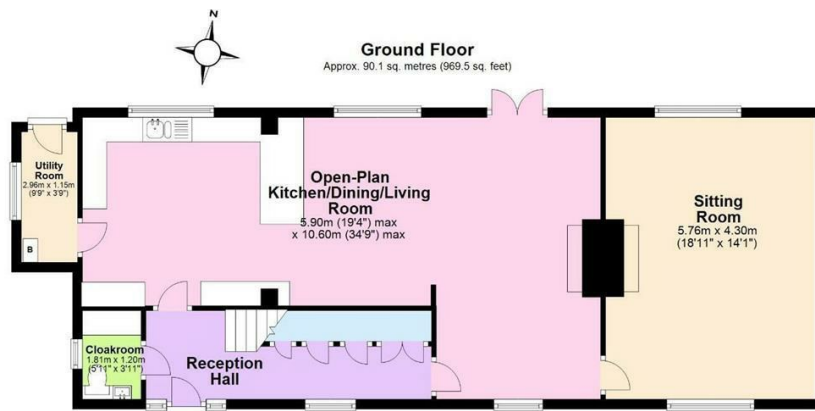
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 176.6 sq. metres (1901.0 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Hazelbrook House, Wellington, Hereford



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D HEREFORD Council Tax Band: E

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

