



5 DORMINGTON DRIVE HEREFORD HR1 1SA

£440,000
FREEHOLD

Situated in the sought after residential location of Tupsley is this spacious four bedroom detached property which would make an ideal family home and briefly comprises, three receptions & modern fitted kitchen/breakfast room with space for an additional utility & downstairs W/C, to the first floor there are four bedrooms, modern shower room and separate toilet. Outside the property benefits from front and rear gardens with ample parking and a single garage. A viewing is highly recommended.



5 DORMINGTON DRIVE

- Sought after residential location • Ideal family home • Four bedrooms, three receptions • Spacious detached house • Single garage, ample parking and gardens • Must be viewed!



Ground Floor

With upvc entrance door leading into the

Entrance Porch

With mat well and entrance door into the

Reception Hall

With wood effect flooring, recess spotlights, radiator, carpeted stairs leading up, double glazed window to the rear garden, space for coats and shoes, doors then lead into the

Kitchen/Breakfast Room

An immaculately fitted modern kitchen with matte fitted wall and base units and quartz work surfaces and up stands over, a fitted island with breakfast bar, storage under and power points with three hanging ceiling lights. Integrated appliances include a 1 1/2 bowl sink and drainer unit with kettle hot water tap, integrated dishwasher, fridge/freezer, combo oven and microwave, five ring hob with extractor hood over, recess spotlights, wood effect flooring and dual aspect double glazed windows.

Lounge/Dining Room

A spacious lounge/dining room with double glazed sliding doors to the rear garden, double glazed window to the side aspect, feature fireplace, radiator, ceiling light point and door into the study.

Snug/Family Room

A flexible space currently set up as a snug but offering a great space for a home office, ground floor bedroom or playroom with wood effect flooring, triple aspect double glazed windows to the front and both sides, recess spotlights and radiator.

Study

With fitted carpet, ceiling light point, radiator, double glazed window to the side aspect and fitted wooden shelving.

Utility Room

With space and plumbing for a washing machine and tumble dryer, space for a freestanding fridge/freezer, radiator, recess spotlights, door to the rear garden and opening into the

Downstairs Shower Room

Currently unfinished but with space for a low flush w/c, pedestal wash hand basin, shower, spotlights and a double glazed window.

First Floor Landing

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and doors into

Bedroom One

A spacious main bedroom with dual aspect double glazed windows to the front and side aspects, central ceiling light, radiator and ample space for wardrobes.

Bedroom Two

Another spacious double with wood effect flooring, dual aspect double glazed windows to the front and side, radiator and central ceiling light.

Bedroom Three

With fitted carpet, dual aspect double glazed windows, radiator and ceiling light point.

Bedroom Four

With fitted carpet, dual aspect double glazed windows, radiator and ceiling light point.

Shower Room

Comprising a large walk in shower with mains fitment shower head over and panelled surround, pedestal wash hand basin with part tiled surround, work surface space, radiator, double glazed window, loft hatch and airing cupboard housing the gas central heating boiler.

Toilet

With low flush w/c, part tiled surround, tiled floor, double glazed window to the rear and ceiling light point.

Outside

To the rear there is a paved patio area perfect for entertaining and south facing making it a perfect sun trap, steps lead up to the lawned area of garden with further steps leading to the rear with access onto the Quarry. The rear garden is enclosed by fencing and has the use of on outside tap and outside power points. There is a brick built single garage with personal door to the side, light and power with door to the front. There are also useful side access gates. To the front there is a large tarmac driveway providing off road parking for many vehicles with a good sized area of lawn part enclosed by hedging. There is access to the car port and garage with up and over door. Steps lead from the front to the front entrance door.

Directions

Proceed east out of Hereford city along Blueschool Street and continuing to Bath Street, St Owen Street and Ledbury Road, after passing the Rose and Crown public house turn right into Quarry Road then second left into Dormington Drive where the property is found down on the right hand side as indicated by the Flint & Cook for sale board.

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.

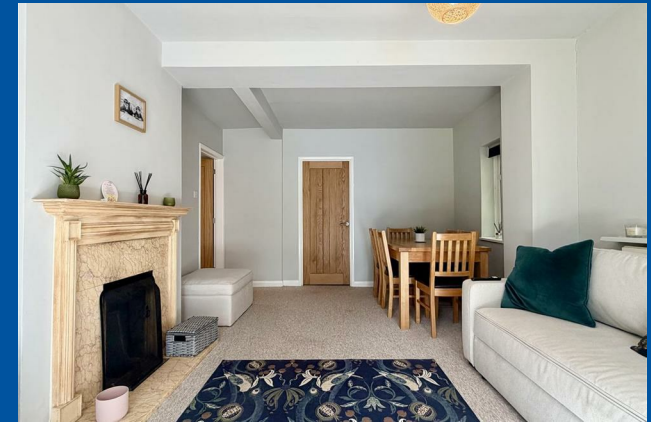
Tenure & Possession

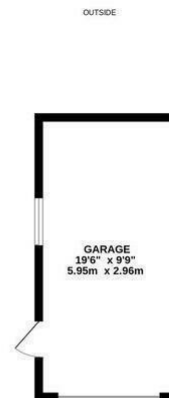
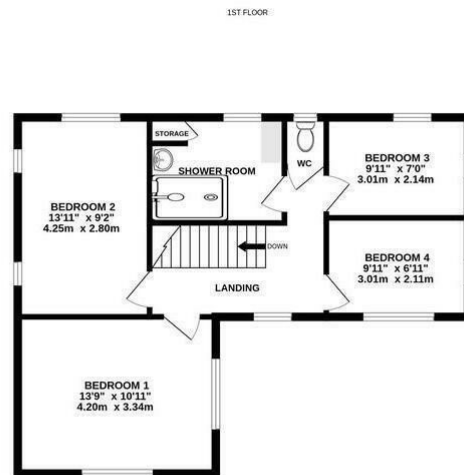
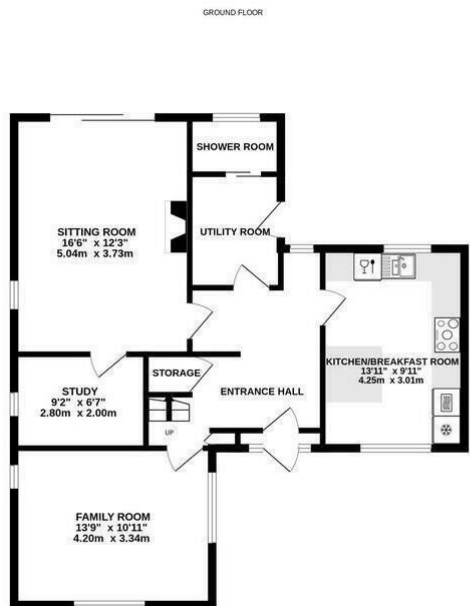
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

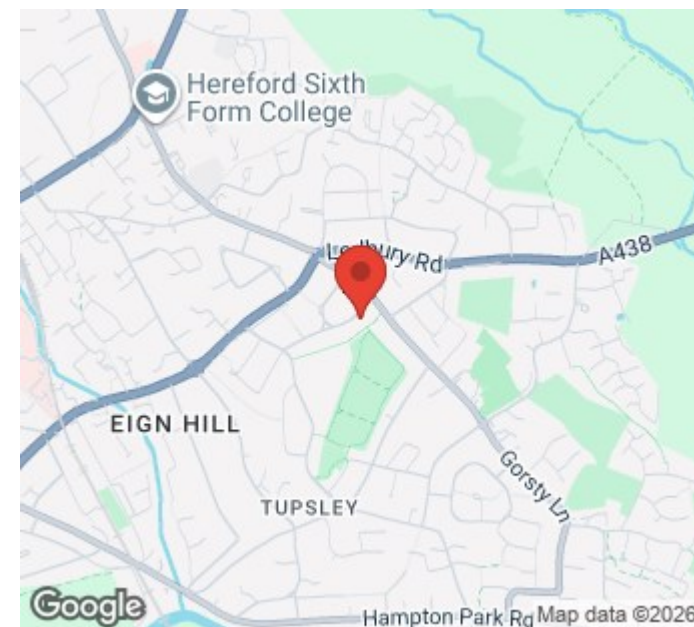
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TOTAL FLOOR AREA : 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(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

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