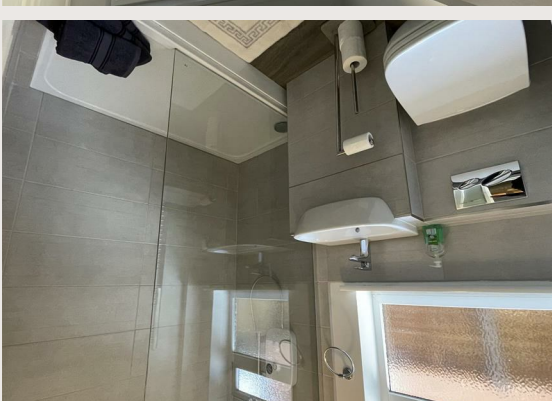
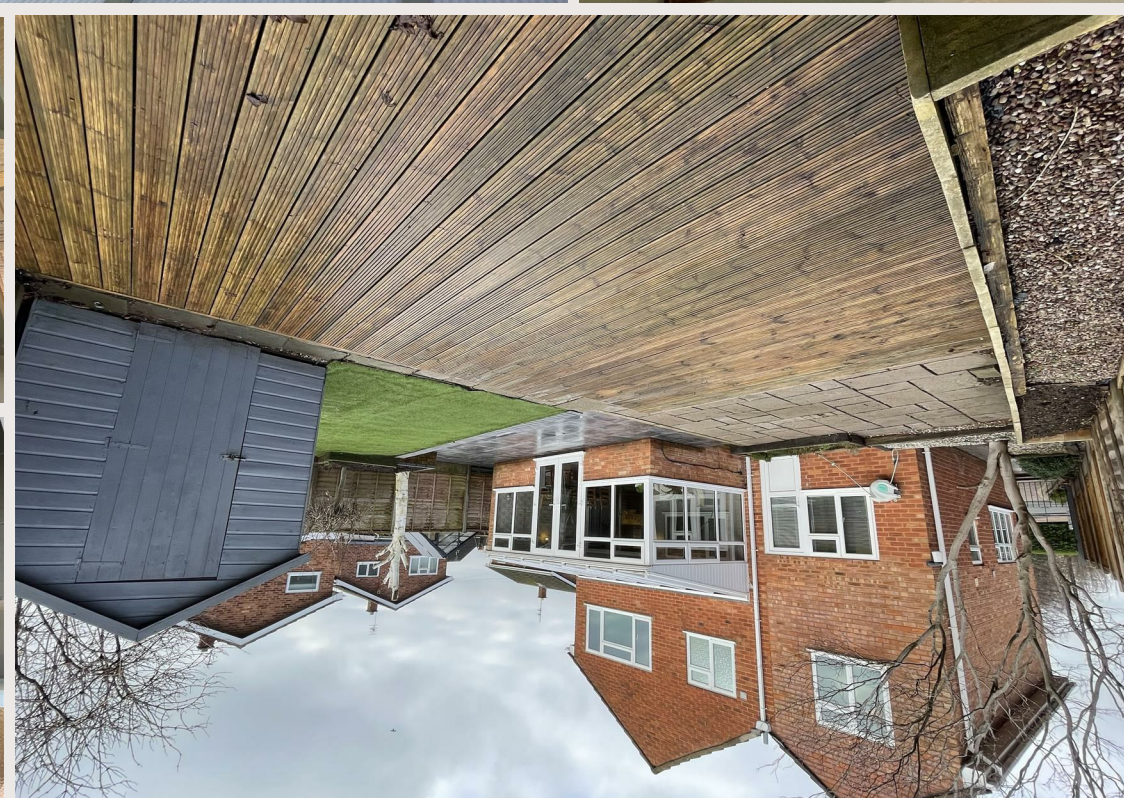
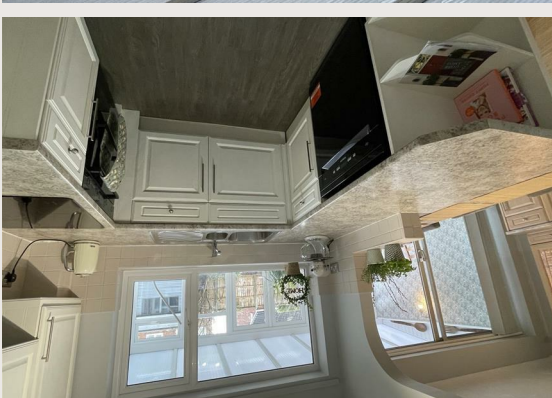




26 Meadow Drive Hereford

A substantial extended family home offering a well presented versatile layout and the potential of having a self contained ground floor annexe with separate entrance door if desired.

The fully double glazed and gas centrally heated accommodation comprises living room, dining room, conservatory, kitchen, utility room, downstairs shower room , third reception room and five bedrooms with a family bathroom to the first floor.

This detached house is located at the end of a quiet cul-de-sac within the popular village of Credenhill to the North West of Hereford, there are many local amenities with the shops being only 2 minutes walk away.

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- Large detached family home
- Potential for self contained annexe
- Five bedrooms
- Three reception rooms
- Large conservatory
- Well maintained gardens
- Fully double glazed & GCH
- End of cul-de-sac position
- Convenient village location
- No onwards chain

Material Information
Price £425,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: C
EPC: C (74)
For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Description
The property has gas central heating and double glazing throughout and is entered via a double glazed porch with a glazed door opening into the hallway which has stairs to the first floor and doors off. The living room features a bay window to the front aspect and a gas fire with a tiled surround and a marble hearth, double doors open into the dining room where there is a range of fitted cupboards and drawers under a worktop with glass door cupboards over. Sliding patio doors open into the conservatory and a breakfast bar separates the room from the kitchen. The kitchen has a matching range of wall and base units with drawers under a worktop with tiled splashbacks, fitted electric Bosch double oven, induction hob with extractor fan above, 1 1/2 bowl stainless steel sink under a window to the rear, space and plumbing for a dishwasher, feature open shelving and large under stairs storage cupboard with fitted shelves and updated consumer unit. The large conservatory extends across the rear of the house and has windows to two aspects and double doors opening onto the rear garden.

A door leads from the kitchen into what could be a separate self contained annexe and is currently configured as ; a utility room with a door and window to the rear of the property, matching wall and base units with worktop over and matching upstands, stainless steel sink, space and plumbing for a washing machine and space for a fridge. A door leads into the shower room that features a chrome heated towel rail, WC and wash basin in fitted units and a walk in shower with fully tiled walls. A further door opens into the next reception room with windows to the front and side, which could fill a multitude of uses including office, play room, work space, gym etc or a bedroom if used as an annexe.

Carpeted stairs rise from the hallway to the spacious landing area which has a Velux window, loft access and doors off to all rooms. The bathroom features fully tiled walls and floor, window to the rear, WC pedestal wash basin and keyhole bath with shower over. Bedroom one has a range of fitted wardrobes and a fitted cupboard housing the Worcester boiler, window to the front and a door leading through to bedroom five which could be used as a cot room, toddler's bedroom or a dressing room and has a door back onto the landing. Bedroom two has a window to the rear aspect and a fitted sink unit with cupboard under. Bedroom three has a range of fitted wardrobes and window to the front. Bedroom four is L-shaped and has a window to the rear.

Dimensions
Living Room - 16'1 max x 10'10 (4.90m max x 3.30m)
Dining Room - 10'5 x 9' (3.18m x 2.74m)
Kitchen - 10'6 x 7'11 (3.20m x 2.41m)
Conservatory - 16'7 x 9'8 (5.05m x 2.95m)
Reception/Dstrs Bed - 11'5 x 8'3 (3.48m x 2.51m)
Bedroom 1 - 13'5 x 10' (4.09m x 3.05m)
Bedroom 2 - 10'6 x 9'11 (3.20m x 3.02m)
Bedroom 3 - 14'3 x 8'2 (4.34 x 2.49)
Bedroom 4 - 10'7 max x 8'3 max (3.23m max x 2.51m max)
Bedroom 5 - 8'10 x 7' (2.69m x 2.13m)
Ground Floor - 851ft2 (79m2)
First Floor - 629ft2 (58m2)
Total Area - 1480 ft2 (138m2)

Outside
The property is approached via a block paved driveway also providing parking, a block paved path leads to either side of the property accessed via metal gates, a gravel area contains a wooden built bike store and a bin store area, the front is enclosed by a Beech hedge which also provides privacy.

At the rear is a good size low maintenance outdoor space consisting of different areas including; a large stone patio, artificial grass enclosed by a brick wall and raised borders, wooden storage shed, further raised patio area with decking area behind all enclosed by wooden panel fencing. The rear door from the utility room opens to a raised herb border, outside tap and access to the side and front of the property.

Services
All mains services are connected to the property

Tenure - freehold

Location
Credenhill is a large rural village situated 4.5 miles northwest of Hereford, close to the Welsh border nestled at the foot of Credenhill, where there is an iron age hill fort, and is now home to the 22 SAS Regiment.

The village is well served with amenities to include primary school, church, restaurant, takeaways, shops, post office and community hall abd a regular bus service to the more comprehensive amenities of Hereford City.

Mobile Phone Coverage
Please see <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband
Broadband Download Upload Availability
Standard 4 Mbps 0.5 Mbps Good
Superfast 80 Mbps 20 Mbps Good
Ultrafast 1800 Mbps 900 Mbps Good
Networks in your area - Airband, Openreach

Anti-Money Laundering Regulations
In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions
From the office head out of Hereford on the A438 Kings Acre Road and turn right signposted Credenhill just after the garden center. Follow the road, go straight over the roundabout and continue past the camp and turn left into the village. After a short distance turn left into Meadow Drive and then 1st right where the property is found at the end of the cul-de-sac.

