



Arundel Close, Belmont, Hereford

Guide Price £325,000



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An Attractive 3 Bedroom Detached House with Garage, Driveway, and Low-Maintenance Garden, located in the popular residential area of Belmont, Hereford.

Highlights of this well presented detached family home include a spacious sitting room, kitchen/diner with integrated appliances and direct garden access, three bedrooms with an ensuite to the principal bedroom, and a contemporary family bathroom. Externally, the property features a driveway, garage, and a landscaped rear garden designed for easy maintenance and outdoor enjoyment.

Situated on Arundel Close, a peaceful cul-de-sac in the sought-after Belmont area, the property is within walking distance of local amenities including shops, a GP surgery, pharmacy, and primary school. Hereford city centre and transport links are easily accessible, making this an excellent location for families and professionals.



Sitting Room: A bright and spacious living room with a large front-facing window, creating a light and airy feel. Finished with a contemporary colour palette and soft fitted carpets.

Kitchen/Dining Room: A modern, sociable space featuring oak-fronted cabinets, contrasting laminate work surfaces, and integrated appliances including a double oven, gas hob with extractor fan hood above, dishwasher, fridge/freezer and stainless-steel sink & a half with drainer. Ample room for a dining table, complemented by French doors opening onto the rear garden – perfect for entertaining. A further door accesses handy storage under the stairs.



Bedrooms



Bedroom 1: A well-proportioned double bedroom with built-in wardrobes and an ensuite shower room. The ensuite includes a fully tiled thermostatic shower enclosure with glazed door, WC, pedestal basin, mirror and chrome heated towel rail.

Bedroom 2: Another generous double room with a wide rear aspect window, finished in calming tones and fitted carpets.



Bedroom 3: A versatile space ideal for use as a single bedroom, nursery, or home office, also carpeted.



Outside

At the front, a tarmac driveway provides off-road parking for 2 vehicles, accessing a single garage with an up-and-over door. The rear garden has been thoughtfully landscaped for low maintenance, featuring a paved patio for seating, gravel borders, and a timber pergola. The layout creates an ideal space for outdoor dining and relaxation, with room for garden furniture and a hot tub. Outside tap, external lighting and side access are also included.

Practicalities

Herefordshire Council Tax Band 'D'
Gas Central Heating
Double Glazed Throughout
All Mains Services
Full Fibre Broadband Available

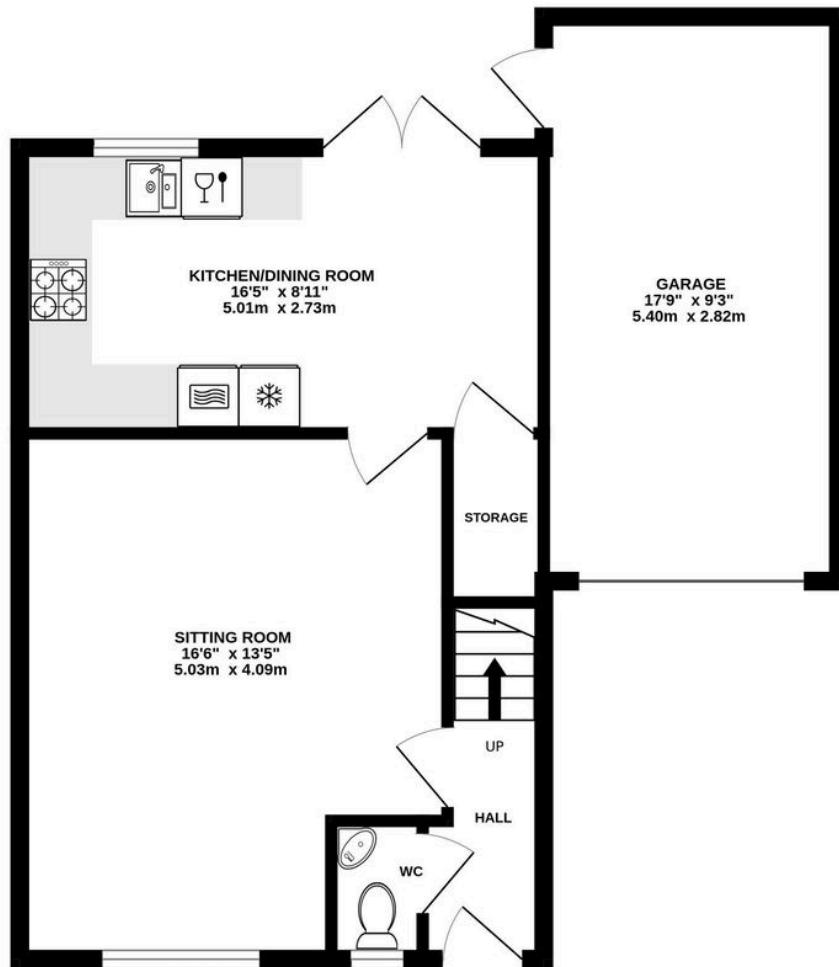
Directions

From Hereford City Centre, head south over Greyfriars bridge. At the Asda junction, take the second exit onto Belmont Road. Proceed to the Tesco roundabout and take the fourth exit onto Abbotsmead Road. Proceed straight over the mini-roundabout, then continue to the next roundabout. Take the first exit onto Broadholme Road, then turn right into Arundel Close, where the property can be found on the right-hand side.

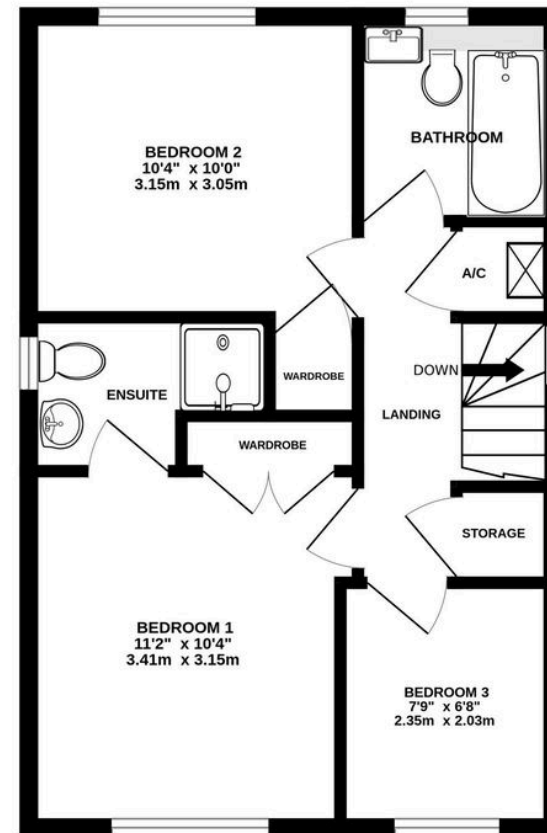
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 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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