



## WELLBROOKSIDE

PETERCHURCH, HEREFORD HR2 0SP

£499,500  
FREEHOLD

A deceptively, spacious five bedroom detached bungalow offering ideal family/retirement or multi-generational living. The property which has adaptive rooms for supported living has the added benefit of oil central heating, generously sized living accommodation, ample off-road parking, good sized gardens with out buildings, and to fully appreciate this property, we strongly recommend an internal inspection.



# WELLBROOKSIDE

- Popular village Location
- Deceptively spacious 5 bedroom detached bungalow
- Flexible living accommodation
- Good sized gardens & ample parking
- Ideal for family or retirement
- Must be viewed



## Recessed Entrance Porch

With UPVC entrance door through to the

## Entrance Hall

With mat well, useful storage cupboard, wood strip flooring and archway to both the lounge and the dining room.

## Lounge

With double glazed bay window to the front aspect, radiator, range of lighting, wood strip flooring, hole in the wall style pebble effect fire.

## Dining Room

With wood strip flooring, radiator, double-glazed bay window to the front aspect and an archway through to the

## Kitchen

Fitted with an extensive range of wall and base cupboards, ample work surfaces with splashbacks, 1 1/2 bowl sink unit with mixer tap, double glazed window to the side with roller blind, wood strip flooring, radiator, central spotlighting, built-in double oven and four ring hob with cooker hood over, built in upright fridge/freezer and dishwasher. Internal door to the inner hallway and then door to the

## Utility Room

With a quarry tiled floor, work surfaces, space and plumbing below for a washing machine and tumble dryer, eye level store cupboard, radiator, floor mounted Worcester oil central heating boiler. Double glazed door to the outside and door to the

## Cloakroom

With low flush WC, pedestal wash hand basin with tiled splashback and mirror fronted medicine cabinet over.

## Large Inner Hallway

With wood strip flooring, access hatch to the loft storage space, a useful store cupboard and door to

## Bedroom 1

With fitted carpet, radiator, double glazed window to the side.

Ensuite Dressing Room - with ample storage and hanging space.

Ensuite Shower Room - with under floor heating, large walk-in double shower with dual shower head over, low flush WC, vanity wash hand basin with storage above, below and to the side, double glazed window, ladder style towel rail/radiator, tiled floor and partially tiled wall surround .

## Bedroom 2

An ideal bedroom for supported living.

With built-in hoist, laminate flooring, radiator, double glazed window and double glazed access door to the side.

Ensuite wet room - with large shower area, wash hand basin, WC, radiator, hoist and double glazed window.

## Bedroom 3

With fitted carpet radiator, double-glazed window to the side.

## Bedroom 4

With fitted carpet, radiator, double-glazed window to the side, recess ideal for wardrobes.

## Bedroom 5

With laminate flooring, radiator, double-glazed window to the rear enjoying a pleasant outlook across the garden.

## Bathroom

With suite comprising panelled jacuzzi style bath with hand

grips, tiled surround and shower unit over, pedestal wash hand basin with tiled splashback and mirror over, low flush WC, vinyl flooring, ladder style towel rail/radiator and double glazed window with blind.

### Outside

The property is approached via a good sized driveway with a turning area providing ample off-road parking. The front garden is mainly laid to lawn and is bordered by flowers and shrubs and interspersed with a variety of trees all well enclosed for privacy. A particular feature is the brook running through the front garden with feature foot bridge across it. To the immediate rear of the property there is a paved patio area with a pathway leading up to a good size lawned garden, bordered by flowers and shrubs all enclosed by fencing and benefiting from several further paved patio areas which provide entertaining spaces and sun traps. To the side of the property there is a covered storage area and oil tank to the side. Further useful store shed.

### Detached Garden Office

With laminate flooring, power and light points, double glazed windows, radiator - all offering a very flexible space.

### Garden Room

This has been converted to make the perfect hot tub internal space with skylight, wall-mounted heater, panelled ceiling and walls and door to the side providing easy wheelchair access with the built-in hoist.

### Property Services

Mains water, electricity and drainage are connected. Oil fired central heating.

### Outgoings

Council tax band 'D' - £2,419 for 2025/2026

Water and drainage rates are payable.

### Directions

Proceed south out of Hereford city on the A465 Abergavenny road. Turn right signposted Clehonger, left to Kingstone and then follow the signs to Peterchurch. On entering the village of Peterchurch take the first turning on the right signposted to Stockley Hill and after approximately 600 yards Rosedale is on your right hand side.

### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

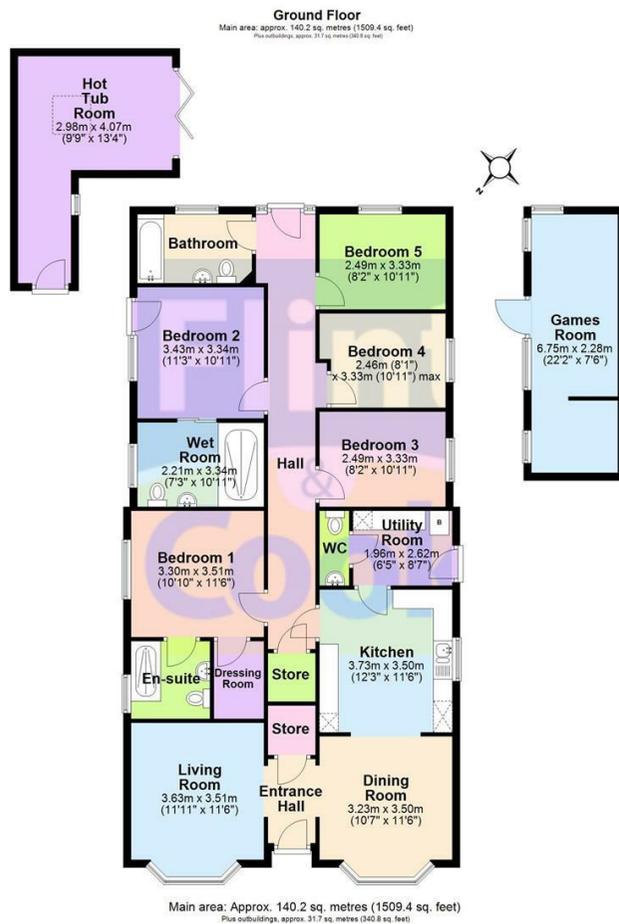
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

## WELLBROOKSIDE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D**    **Council Tax Band: D**

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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