



## Crown View

Wellington, Hereford, HR4 8AT

Andrew Grant

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**3 Bedrooms    1 Bathroom    1 Reception Room**

A well-presented detached bungalow in a sought-after village location, offering spacious accommodation, and a generous garden.

- Detached three-bedroom bungalow in a desirable village setting.
- Well-equipped kitchen/diner with access to a conservatory, and a spacious living room with sliding doors leading to the garden.
- Beautifully maintained garden with seating areas and planting beds, and a large driveway with plenty of off-road parking.
- Situated in the heart of Wellington, offering excellent local amenities.

Situated in the sought-after village of Wellington, this well-presented three-bedroom detached bungalow offers spacious and flexible accommodation. The well-equipped kitchen/dining area leads to a conservatory, providing a wonderful space to enjoy the surroundings. A generous living room opens onto the rear garden, which is beautifully landscaped with lawned areas, seating spots and a charming pergola. Three well-sized bedrooms provide versatile living arrangements, while a modern bathroom and a convenient cloakroom add to the home's practicality. The property benefits from a large driveway with ample off-road parking, alongside a detached garage for additional storage or workshop space. Located within easy reach of local amenities, this bungalow is ideal for those seeking a peaceful yet well-connected village setting.

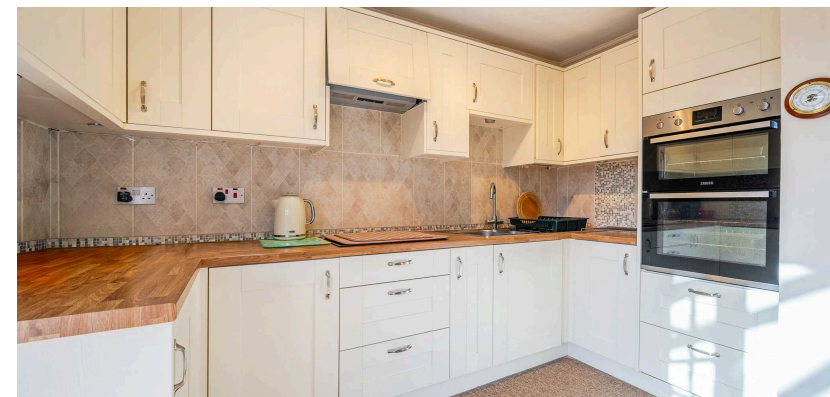
1104 sq ft (102.5 sq m)





## The kitchen/dining room

A bright and practical space, the kitchen is well-appointed with modern fitted units, generous work surfaces and built-in appliances. The adjoining dining area offers ample room for a table and chairs, making it perfect for family meals. A convenient cloakroom is accessed from this area, adding extra practicality. The space flows effortlessly into the conservatory, providing additional versatility.





## The living room

This inviting living space benefits from plenty of natural light, with sliding doors opening directly to the rear garden. A spacious layout provides flexibility for a variety of furniture arrangements, creating a comfortable environment for relaxation and entertaining.



## The conservatory

A fantastic addition to the home, the conservatory offers a tranquil space to enjoy the garden in all seasons. With plenty of windows, this bright and airy room is perfect for relaxing or entertaining.



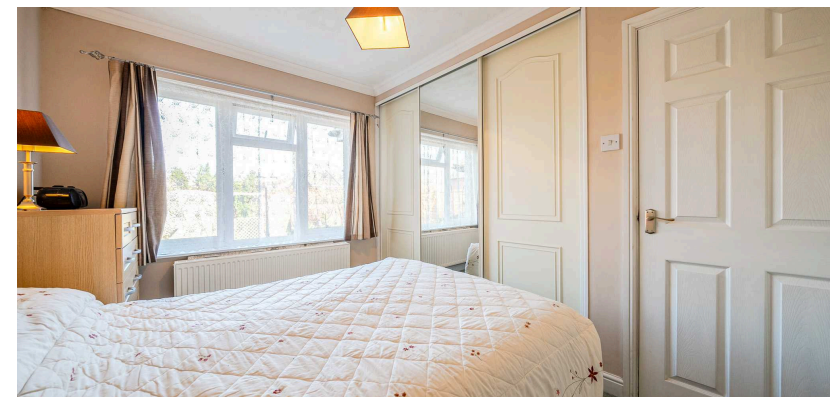
## The utility

A highly practical space, the utility room provides additional storage and workspace, keeping laundry and household essentials neatly organised. With plumbing for a washing machine and tumble dryer, as well as space for a fridge freezer, this room enhances the functionality of the home. A window allows natural light to brighten the space, while tiled flooring ensures easy maintenance.



## The primary bedroom

A well-proportioned double bedroom offering a peaceful retreat. Large windows allow for plenty of daylight, enhancing the feeling of space. Built-in storage options provide practical solutions for organisation.





## The second bedroom

A spacious double bedroom with a bright and airy feel. The generous window provides views over the garden, while the layout allows for a variety of furnishing options to suit individual needs.



## The third bedroom

A versatile third bedroom, ideal as a guest room, home office or hobby space. With a view over the garden, it provides a quiet and functional area to suit multiple purposes.



## The bathroom

A well-appointed bathroom with a modern suite, including a bathtub with an overhead shower, a washbasin and a toilet. The neutral tiling adds to the sense of cleanliness and practicality.



## The garden

A beautifully maintained outdoor space, featuring a combination of lawned areas, established planting beds and paved seating spots. A pergola adds character, making it an ideal setting for enjoying the fresh air.





## The driveway and parking

A spacious gravel driveway offers plenty of off-road parking, ensuring convenience for residents and visitors alike. A large detached garage provides excellent storage and workshop potential. Its size offers flexibility for a range of uses beyond just parking.

## Location

Wellington is a well-connected village just north of Hereford, offering a peaceful rural setting with good local amenities. It has a primary school and a strong community, making it well suited to families and those seeking a quieter pace of life. Hereford provides a wider range of shops, leisure facilities, and schooling, including Hereford Sixth Form College and The Hereford Academy. Nearby towns such as Leominster and Bromyard offer additional options. The A49 runs alongside the village, providing easy access to Hereford, Leominster, and beyond, while Hereford railway station offers regular services to Birmingham, Cardiff, and London Paddington. Regular bus routes also serve the area.

## Services

The property benefits from mains gas, electricity, water and drainage.

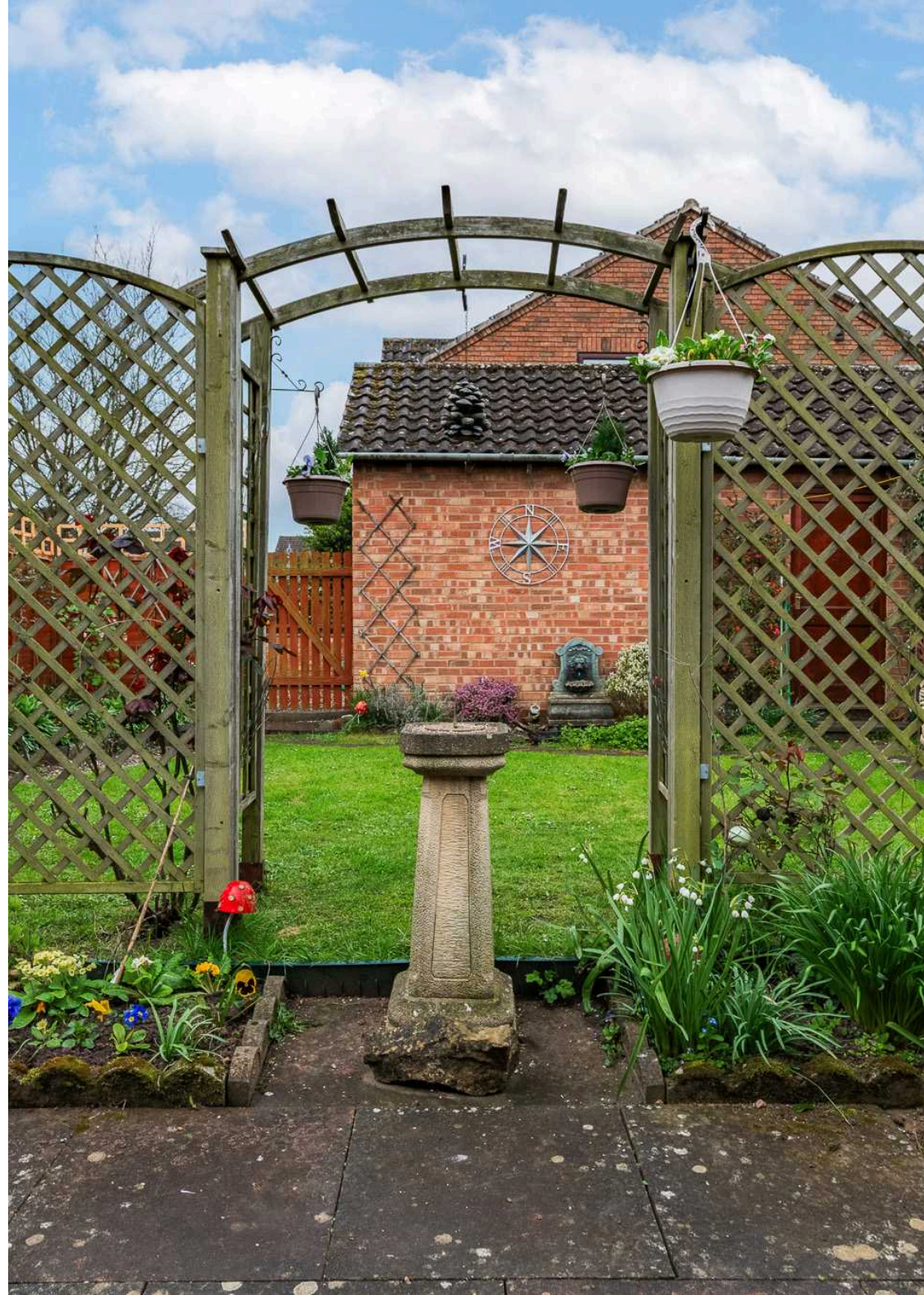
**Broadband Speed:** Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 900 Mbps (source: Ofcom checker).

**Mobile Coverage:** Likely available from Vodafone, EE, O2 and Three (source: Ofcom checker).

**Flood Risk (Long-term forecast):** According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

## Council Tax

The Council Tax for this property is Band D



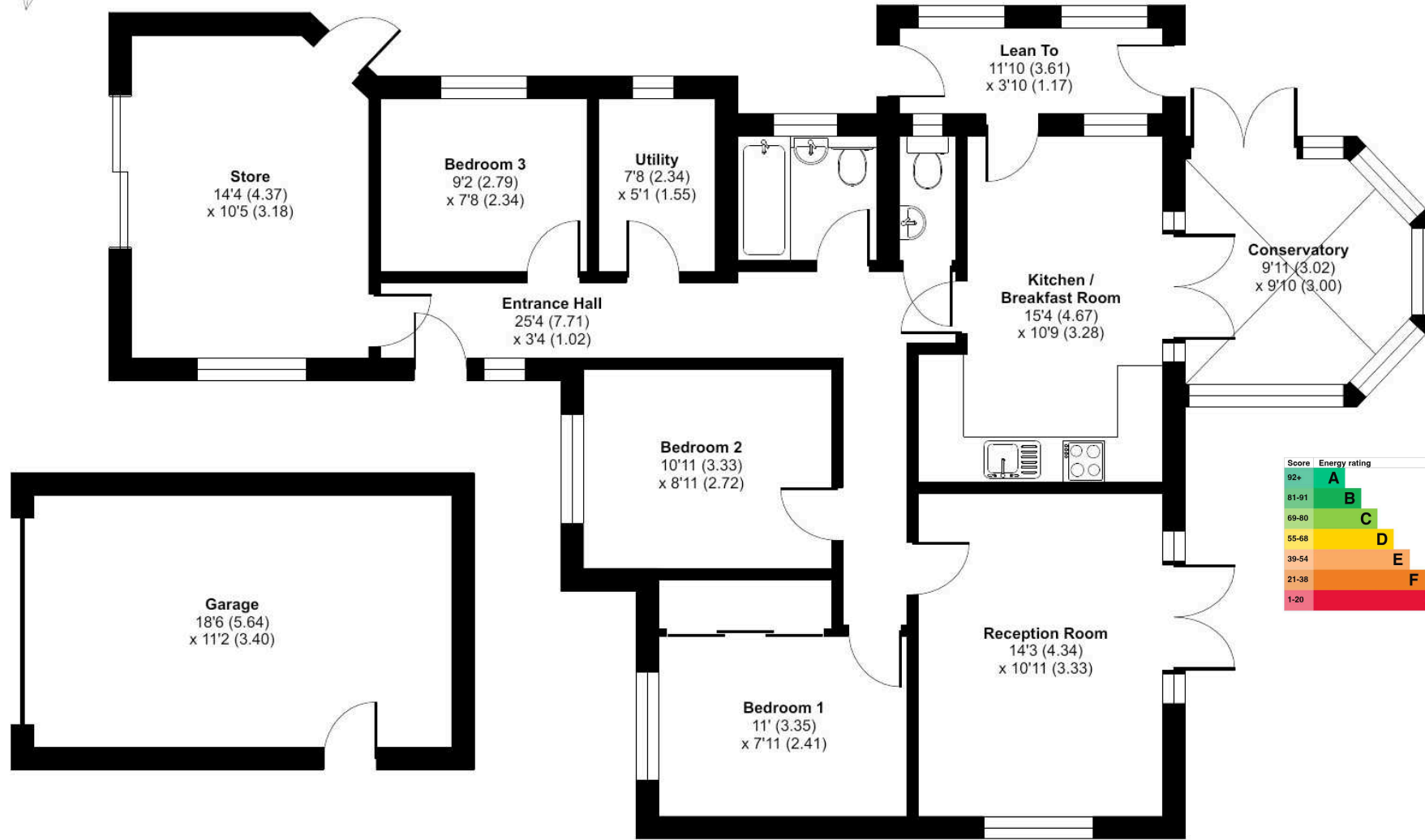
# Crown View, Wellington, Hereford, HR4

Approximate Area = 1104 sq ft / 102.5 sq m (excludes lean to)

Garage = 207 sq ft / 19.2 sq m

Total = 1311 sq ft / 121.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	84 B
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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