



## 16 DORMINGTON DRIVE

TUPSLEY, HEREFORD HR1 1SA

£329,500  
FREEHOLD

Peacefully situated in this desirable location a well maintained 3 bedroom detached house providing ideal family accommodation. The property benefits from gas central heating, double glazing, generously sized living accommodation and has no onward chain. To fully appreciate this property we strongly recommend an internal inspection.





# 16 DORMINGTON DRIVE

- Highly sought after location
- Ideal family home
- Excellent range of local amenities
- No onward chain
- Well maintained 3 bedroom detached house
- 2 receptions, modern fitted kitchen & downstairs WC



## Full Description

Peacefully situated in this desirable location a well maintained 3 bedroom detached house providing ideal family accommodation. The property benefits from gas central heating, double glazing, generously sized living accommodation and has no onward chain. To fully appreciate this property we strongly recommend an internal inspection.

## Reception Hall

With radiator, central heating thermostat, double glazed side window with blind, carpeted staircase to the first floor, under stair store cupboard, feature flooring, glazed panelled door to the kitchen and door to the

## Downstairs Cloakroom

With low flush WC and a double glazed window.

## Fitted Kitchen

With single drainer sink unit with mixer tap over, a range of wall and base cupboards, ample work surfaces with splash backs, feature flooring, breakfast bar, radiator, double glazed window with blind overlooking the rear garden, built in Siemens oven and microwave with storage below, 4 ring induction hob with cooker hood over, Qooker boiling water tap, double glazed window with blind to the front aspect, central spotlighting, built in dishwasher, built in upright fridge/freezer. There is an under stair store/pantry style cupboard with shelving and double glazed window, glazed panelled door to the utility room and an archway leading through to the

## Rear Lobby/Utility

With feature flooring, radiator, double glazed window, space and plumbing for a washing machine, double glazed door to the outside and door to the

## Lounge

With laminate flooring, double glazed bay window to the front aspect with blinds and curtains above, radiator, coved ceiling.

## Dining Room

With radiator feature flooring, coved ceiling, feature fireplace with hearth, display mantle and gas coal effect fire and double glazed double French doors to the rear patio and garden.

## First Floor Landing

With fitted carpet, double glazed side window with blind, access hatch to the loft space and door to

## Bedroom 2

With fitted carpet, radiator, built in wardrobe and double glazed window with blind to the rear enjoying a pleasant outlook.

## Bedroom 1

With fitted carpet, radiator, double glazed bay window to the front aspect with blinds and built in drawer units below, a further range of bedroom furniture including wardrobes, bedside cabinets and overhead cupboards.

## Bedroom 3

With fitted carpet, radiator, built in wardrobe, double glazed window with blind to the rear enjoying a pleasant aspect.

### Bathroom

With a white suite comprising P shaped bath with shower unit and glazed screen over, pedestal wash hand basin with shelf, mirror and shaver socket over, low flush WC, tiled floor and wall surround for easy maintenance, double glaze window with roller blind, ladder style towel rail/radiator.

### Money Laundering Regulations

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

### Outside

To the immediate rear of the property there is a good sized paved patio providing the perfect entertaining space this then leads onto the remainder of the garden which is mainly laid to lawn and well enclosed by fencing to maintain privacy. The front garden has been landscaped for easy maintenance with a driveway to the side providing off road parking facilities. A second drive leads to a Single Garage With up and over door, power and light points and ample storage space.

### Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band C - £2,159 payable for 2025/2026 Water and drainage rates are payable.

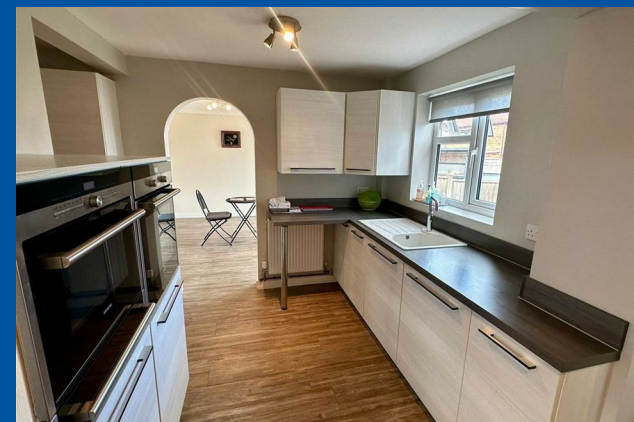
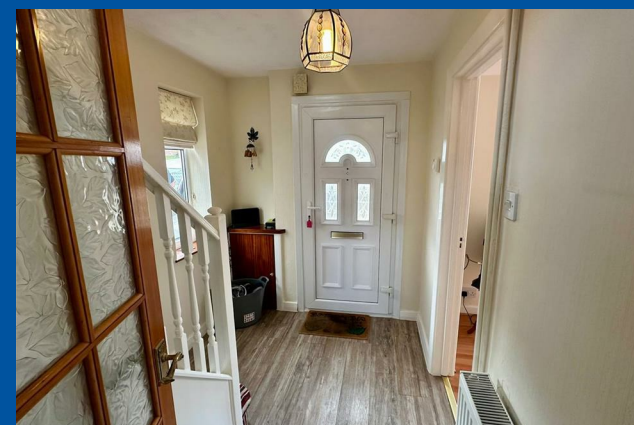
### Directions

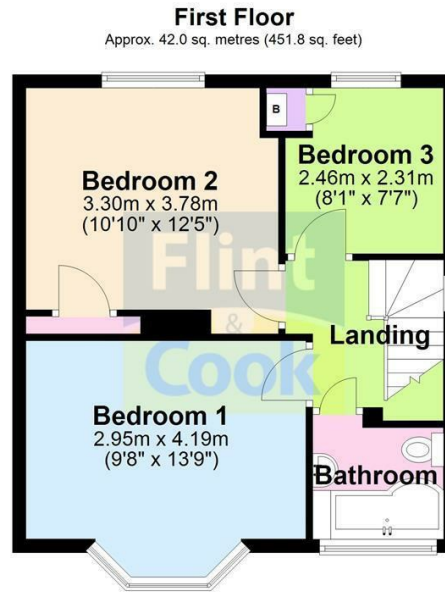
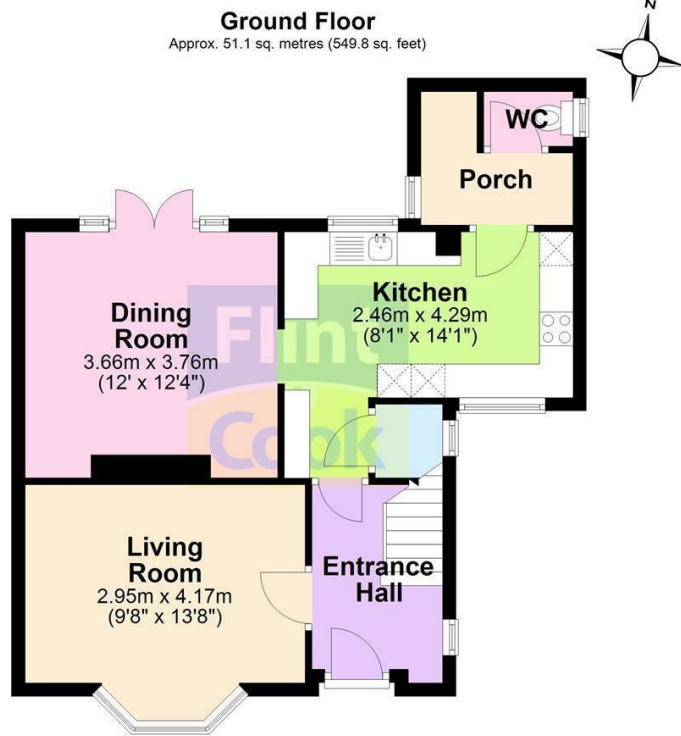
Proceed east out of Hereford city along Blueschool Street and continuing to Bath Street, St Owen Street and Ledbury Road, after passing the Rose and Crown public house turn right into Quarry Road then second left into Dormington Drive.

### Viewing Arrangements

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

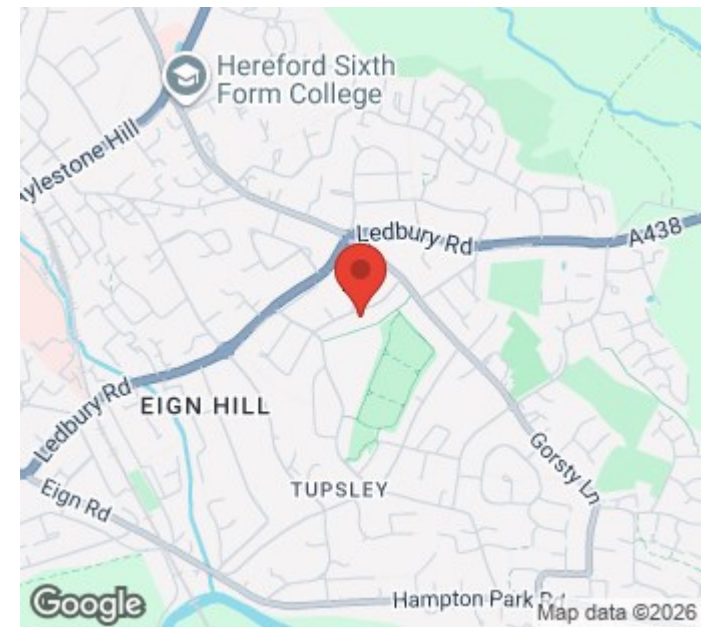
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Total area: approx. 93.1 sq. metres (1001.6 sq. feet)

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



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

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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