

for sale

£420,000



Watermill Wellington HEREFORD HR4 8BW

This well-kept four-bedroom detached home offers a great mix of village charm and practical living space. It has been carefully looked after and includes underfloor heating, a private garden, and a flexible layout perfect for family life or working from home.

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Ground Floor

The front of the house features an attractive brick-paved driveway with room for two cars, a neat lawned area, and a handy storm porch.

Inside, the hallway opens up to a solid slate floor equipped with underfloor heating, which runs through most of the downstairs rooms.

The Study

A versatile room at the front of the house-perfect as a quiet home office, a toy room, or a snug.

The Living Room

A spacious and comfortable room with plenty of space for furniture. It features a cozy log-burning stove and patio doors that lead directly out onto the garden decking.

The Kitchen Diner

A classic Shaker-style kitchen with warm oak worktops, an integrated dishwasher and fridge, plenty of cupboard storage, and a breakfast bar. It opens out nicely into the dining space.

The Conservatory

Accessed from the kitchen, this newly converted solid-roof conservatory is a brilliant extension of the living space. It is filled with natural light and looks straight out into the garden.

Utility Room & Garage

The garage is accessed directly from the kitchen. Off the back of the garage is a practical utility room with plumbing for a washing machine and tumble dryer, space for a fridge freezer, and a door to the garden.

Cloakroom

A small, convenient downstairs WC



First Floor

Upstairs, the landing leads to four well-proportioned bedrooms and the main family bathroom.

Master Bedroom & En-Suite

A lovely, bright double bedroom with a main window and a Velux window overlooking the back garden and beyond. It features a well-presented en-suite with a walk-in shower, heated towel rail, and underfloor heating.

Bedroom 2

A good-sized double bedroom, also looking out over the back garden.

Bedroom 3

Another good-sized double bedroom with a pleasant outlook to the front

Bedroom 4

: A comfortable single bedroom facing the front, perfect for a child's room or nursery.

Main Bathroom

A clean, well-appointed bathroom with a shower over the bath, WC, sink, and a heated towel rail

Airing Cupboard

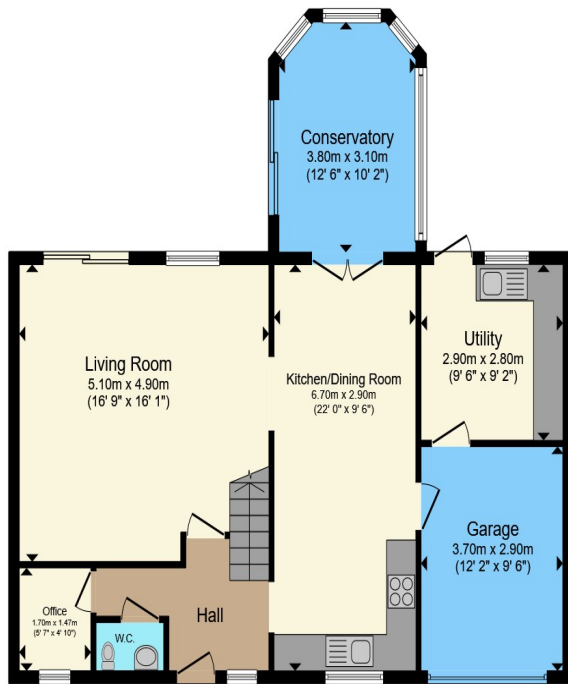
Includes built-in shelving, offering great extra storage.

Outside

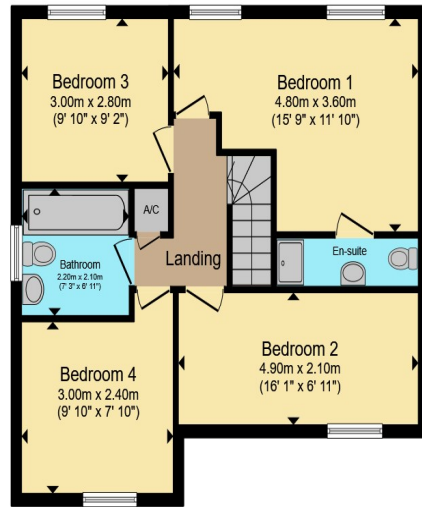
The back garden is a real highlight of the property, offering a private, quiet space with a lovely village feel and plenty of greenery.

Directly off the living room and conservatory is a relatively new composite deck, which is perfect for outdoor seating and dining. This steps down onto a large lawned area. At the bottom of the garden, there is a second seating area to catch the sun at different times of the day. You'll also find a good-sized garden shed with a clever extra storage area tucked neatly behind it.





Ground Floor



First Floor

Total floor area 142.9 m² (1,538 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref: HER316476 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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