

FOR  
SALE



2 Meadow Park Holmer, Hereford HR1 1RD

£475,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular residential location on the northern outskirts of the City, a well presented 4 bedroom detached home offering ideal family accommodation. The property offers spacious accommodation throughout with 4 double bedrooms, 2 en-suites, 2 reception rooms, kitchen/diner and has the added benefit of a garage and driveway parking.

## POINTS OF INTEREST

- *Popular residential location*
- *4 bedrooms (2 en-suites)*
- *Ideal family accommodation*
- *Well presented throughout*
- *Spacious accomodation*
- *Must be viewed*
- *Garage & driveway parking*
- *Modern detached house*



## ROOM DESCRIPTIONS

### Ground floor

Canopy porch with entrance door leading into the

### Entrance hallway

With mattwell, tiled floor, carpeted stairs leading up, radiator, recess spotlights, alarm system and doors leading to

### Snug/Study

Offering flexible accommodation as either a snug or home office/study with laminate flooring, radiator, dual aspect double glazed windows to side to front and side.

### Living room

A light and airy room with fitted carpet, two radiators, double glazed window to the front aspect, double glazed French doors leading out to the rear patio area and feature fireplace.

### Downstairs W/C

With low flush WC, pedestal wash handbasin, radiator, tiled floor, double glazed window, recess spotlights, extractor, fuse board.

### Kitchen/ Diner

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit, five ring gas hob with extractor hood over, two eye level electric ovens, integrated fridge/freezer, integrated dishwasher, recessed spotlights, tiled floor, radiator, two double glazed windows to the rear aspect and double glazed French doors leading out to the patio area, useful under stair storage cupboard and door leading into the

### Utility

With fitted base units, one fitted wall unit housing the gas central heating boiler, integrated washing machine, stainless steel sink and drainer, radiator, tiled floor, recess spotlights, extractor, double glazed door to the side aspect.

### First floor landing

With fitted carpet, loft hatch, smoke alarm, radiator, cupboard housing the hot water cylinder and doors leading to

### Bedroom 1 with en-suite

With fitted carpet, radiator, double glazed window to the rear aspect, opening into the dressing area with two double built-in wardrobes, recessed spotlights and door leading into the

Ensuite shower room

With double width cubicle and mains fitment shower head over, tiled surround, pedestal wash handbasin with tiled splashback, low flush WC, radiator, tiled floor, extractor, recessed spotlights, double glazed window.

### Bedroom 2 with en-suite

With fitted carpet, radiator, double glazed window to the front aspect and door to

Ensuite shower room

With pedestal wash handbasin and tiled splash back, low flush WC, fitted shower cubicle with mains fitment shower head over and glass bi-folding door, tiled floor, radiator, double glazed window, extractor, recess spotlights, built-in storage cupboard over the stairs.

### Bedroom 3

With fitted carpet, radiator, two double glazed windows to the front and side aspects.

### Bedroom 4

With fitted carpet, radiator, double glazed window to the rear aspect.

### Family bathroom

Comprising panelled bath with tiled surround, low flush WC, pedestal wash handbasin with tiled splashback, double width shower cubicle with mains fitment shower head over, tiled floor, heated towel rail, extractor, recess spotlights, double glazed window.

### Outside

To the immediate rear of the property, a paved patio area perfect for entertaining with paved pathway leading to the side access gate and rear personal door to the garage. There is a gravelled path and gravelled borders leading to a decked area with outside wooden storage shed. There is a border of plants and shrubbery with raised planter, the rear garden is enclosed by fencing.

To the front, a small area of lawn with path leading to the front door, a small border with plants and shrubbery, to the side a tarmac driveway providing off road parking with access to the rear and access to the up and over garage door with light, power.

### Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### Outgoings

Council tax band F - payable 2024/25 £3279.88

Water and drainage (rates are payable).

### Money laundering regulations

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

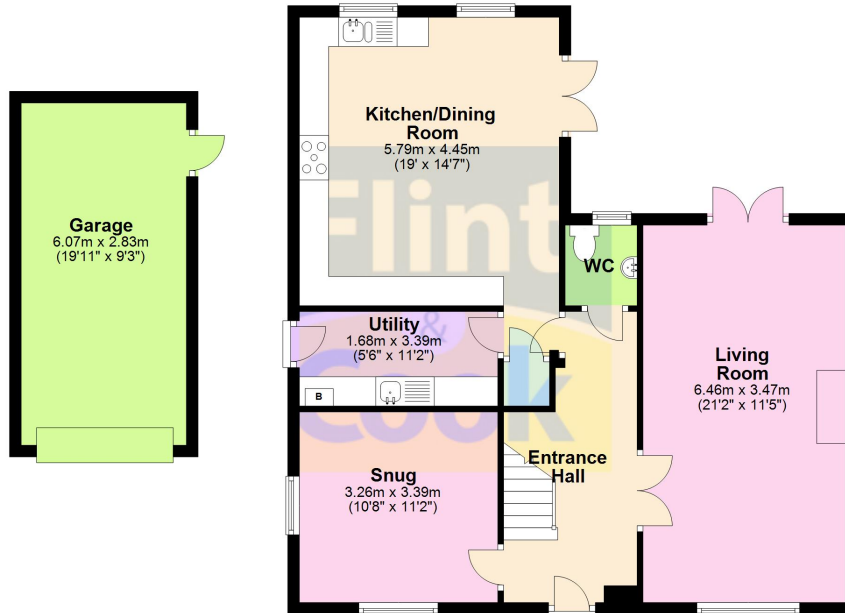
### Viewings

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

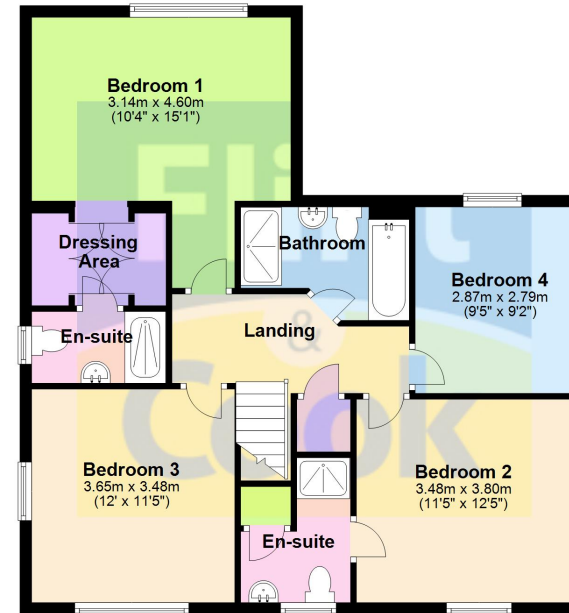
### Directions

Proceed north out of Hereford City along the A49, turning right at The Starting Gate roundabout onto the Roman Road. After approximately 400 yards, turn left into Attwood Lane, continue straight along this road leading into Meadow Park and the property is situated on the left hand side.

**Ground Floor**  
Approx. 93.4 sq. metres (1005.3 sq. feet)



**First Floor**  
Approx. 77.3 sq. metres (832.0 sq. feet)



Total area: approx. 170.7 sq. metres (1837.3 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	<b>92</b>
(81-91)	<b>B</b>	<b>84</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		
England, Scotland & Wales		
EU Directive 2002/91/EC		