



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'E'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

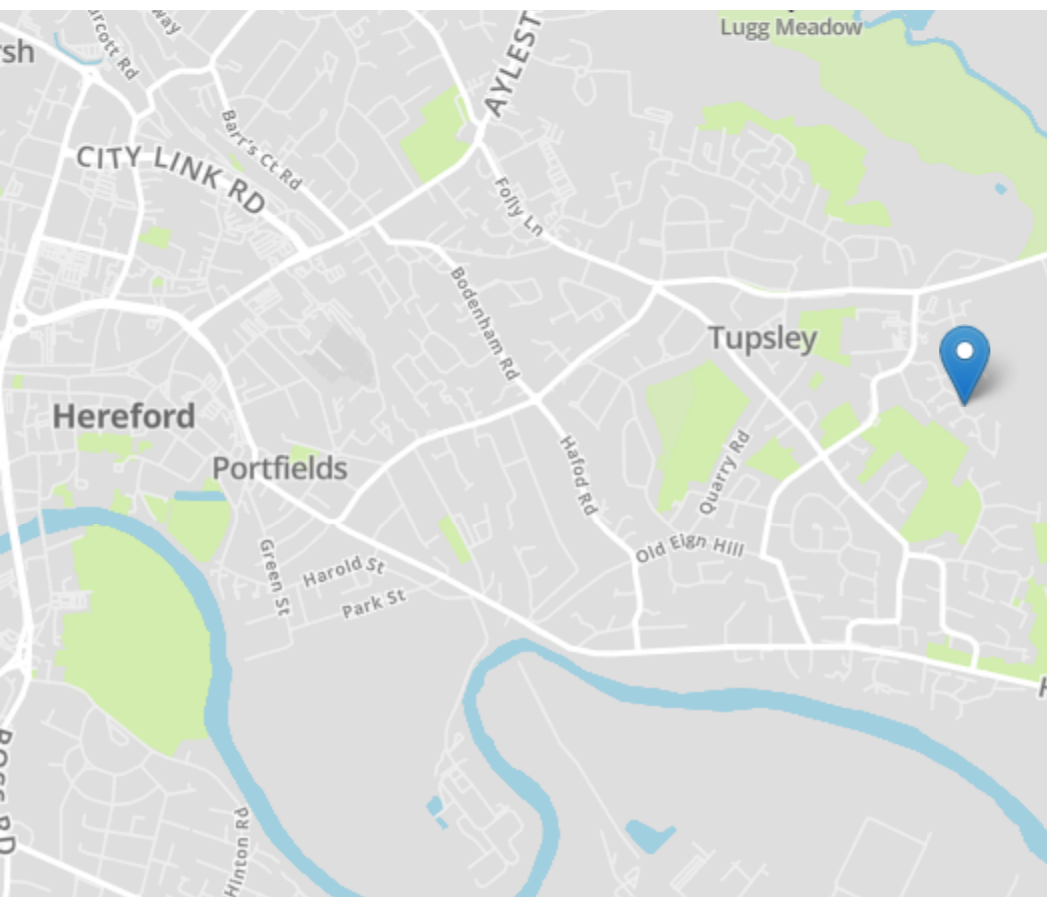
38 Mantella Drive
Hereford HR1 1FB

£425,000



DIRECTIONS

From Hereford City, proceed east onto A438 Ledbury Road, proceeding straight ahead through both roundabout and traffic lights turn right before the 'Cock of Tupsley' public house onto Hampton Dene Road, followed by the second left onto Mantella Drive, follow the road around past the tuning to Hylidae Road, where the property can be found on the right hand side. For those who use 'What3words'///menu.leaps.zeal



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

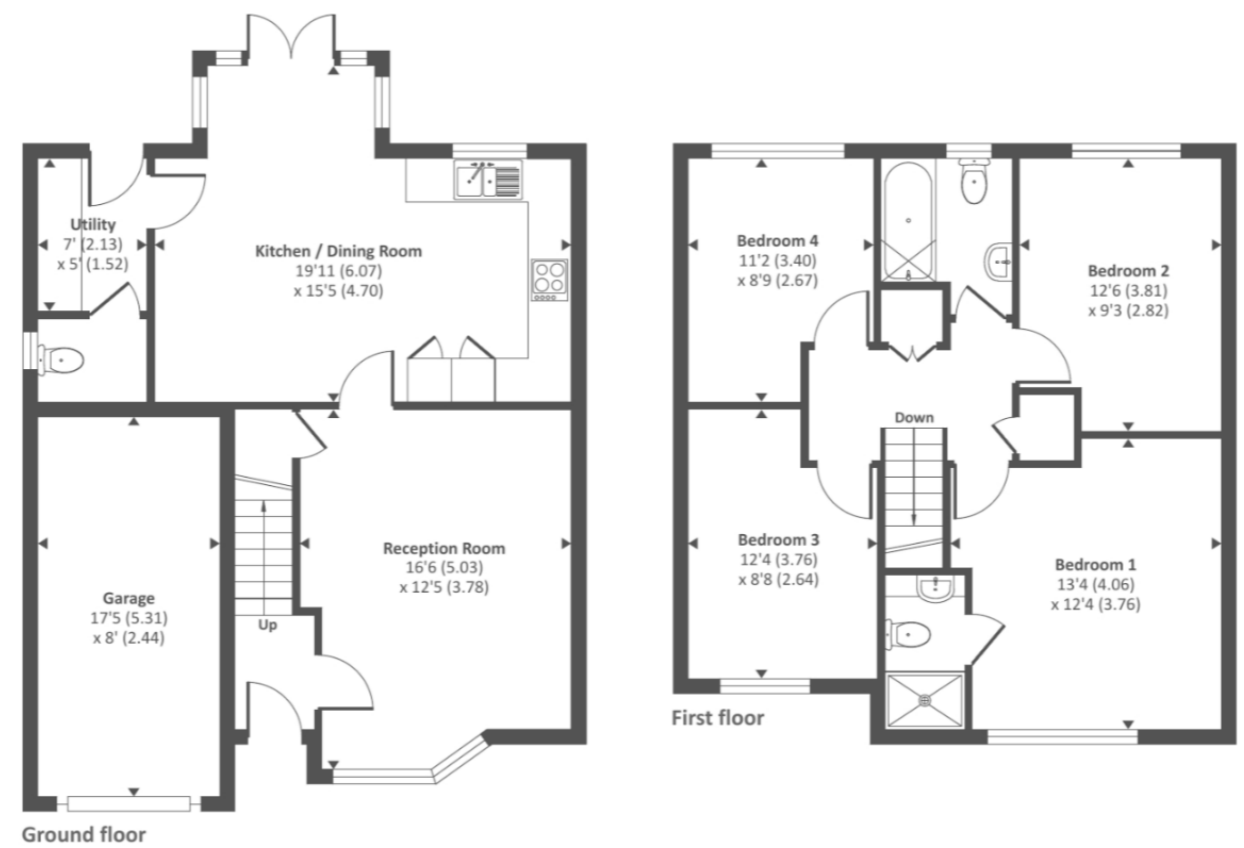
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



- A modern detached house with spacious living on both floors • 4 bedrooms and 2 bathrooms • Garage, and ample off road parking • Beautiful low maintenance gardens to front and rear

Hereford 01432 343477

Ledbury 01531 631177



OVERVIEW

Built by Messrs Barrett Homes, in the popular and desirable eastern peripheral of the City, this four bedroom detached property with gas central heating and double glazing, comprises, entrance hall, lounge, kitchen/dining room, utility, cloakroom, master with en-suite, three other spacious bedrooms, gardens, garage and parking for numerous vehicles.

Mantella Drive is located within the Hampton Dene residential district which lies to the eastern peripheral of central Hereford. The property is near The Lugg Flats over which walks may be enjoyed, and there are other amenity areas within the locality with Hampton Dene and Tupsley offering a fuller range of facilities including churches, primary and secondary schools, Hereford's further education colleges (Sixth Form, Art and Technical), neighbourhood shops together with public houses. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

Ceiling light point, radiator and tiled flooring.
Door leads to:

Lounge

4.42m x 3.81m (14' 6" x 12' 6")
Having continued tiled floor from the reception hall, double glazed bay window with shutters, two radiators, ceiling light point, power points, TV and telephone point and an under stairs, door fronted, storage cupboard which houses the internet and has power points.

Kitchen/Dining Room

4.70m x 5.79m (15' 5" x 19' 0")

Having continued tiled flooring and is a nice open plan room giving plenty of space to adapt to a snug area. With a fitted kitchen comprising wall, drawers and base units, working surfaces over, integrated fridge, integrated freezer, integrated Electrolux integrated chest height oven, integrated Electrolux dishwasher, 4 ring Electrolux gas burner, Electrolux cooker hood over, Franke stainless steel 1.5 sink and drainer with mixer tap over, double glazed window to the rear elevation, double glazed doors to the rear elevation, French doors onto the rear patio with window panels to the side elevations either side, and two ceiling light points over both the dining area and kitchen area.

Door leads to:

Utility Room

With tiled floor, radiator, ceiling light point, wall and base units which match the kitchen units, one corner cupboard unit houses the Logic Heat H12 central heating combi boiler, space and plumbing for washing machine, space for tumble dryer and double glazed door opening onto the rear patio and entertaining area.

Door to:

Cloakroom

With tiled floor continued from the utility room, ceiling light point, wash hand basin with splash tiling over and mixer tap, radiator, low level WC, and double glazed, obscured glass, window to the side elevation.

From the entrance hall a carpeted stairs leads to:

FIRST FLOOR

Landing

With ceiling light point, radiator, loft access, two storage cupboards, one housing the large water tank, immersion heater, and has shelving. The second cupboard has large double doors, hanging rail and shelving.

Door to:

Bedroom 1

3.76m x 4.14m (12' 4" x 13' 7")
With continued carpet flooring from the landing, power points, TV and telephone points, ceiling light point, double glazed window with internal shutters, to the front elevation.

Opening through to:

En-Suite Shower Room

With chrome towel radiator, wash hand basin with mixer tap over, Lino flooring, ceiling light point, extractor fan, low level WC, vanity space, and large fully tiled shower cubicle with mains shower unit over and sliding glass door.

Bedroom 2

3.81m x 2.79m (12' 6" x 9' 2")
With carpet flooring, ceiling light point, power points and TV point and double glazed window to the rear elevation.

Bedroom 3

2.67m x 3.76m (8' 9" x 12' 4")
With radiator, carpet flooring, ceiling light point, power points and TV point, and double glazed window, with internal shutters, to the rear elevation.

Bedroom 4

2.67m x 3.40m (8' 9" x 11' 2")
With carpet flooring, ceiling light point, radiator, power points, and double glazed window, with internal shutters, to the elevation.

Family Bathroom

A white suite comprising, bath with mixer taps over, mains shower unit over and glass swivel screen, wash hand basin with mixer tap over, radiator, low level WC and obscured glass window to the elevation.

OUTSIDE

At the front of the property there is a dropped curb allowing

access onto the tarmacadamed driveway along with patio slabs surrounding the driveway area, which in turn leads to the front entrance, and from here leads also to the garage. A side access with a wooden gate continues around to the rear garden where there's a large patio entertaining area immediately off the rear of the property and from here a lawned area, dispersed with shrubs, trees, low maintenance slated areas, a shed on a concrete pad at the rear, and the garden has a fenced boundary on three sides.

Integral Garage

2.45m x 5.3m (8' 0" x 17' 5")
With up and over door at the front, and comprises of concrete flooring, power, light and houses the mains consumer unit/fuse box.



At a glance...

- Reception room 4.42m x 3.81m (14' 6" x 12' 6")
- Kitchen/Dining Room 4.70m x 5.79m (15' 5" x 19' 0")
- Bedroom 1. 3.76m x 4.14m (12' 4" x 13' 7")
- Bedroom 2. 3.81m x 2.79m (12' 6" x 9' 2")
- Bedroom 3. 2.67m x 3.76m (8' 9" x 12' 4")
- Bedroom 4. 2.67m x 3.40m (8' 9" x 11' 2")
- Integral Garage 2.45m x 5.3m (8' 0" x 17' 5")

And there's more...

- Sought after residential area
- Walking distance to local amenities
- Nearby beautiful countryside walks
- East of Hereford City

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.