



Hesselton

29 Barton Road,
Hereford
HR4 0AY



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Occupying a prime City centre location within easy walking distance of the Cathedral and all the City's facilities, an individually designed and highly spacious 4 bedroom detached house offering ideal family accommodation. The property, which is well presented throughout, has the added benefit of gas central heating, stylish kitchen and bathrooms, generously sized living accommodation, large south-facing rear garden, spacious detached double garage with flexible room below and to fully appreciate this property we strongly recommend an internal inspection.

In more detail, the spacious accommodation comprises:-

Entrance door through to the

Impressive Reception Hall

Parquet floor, exposed timbers, radiator with display shelf/seat above, double glazed window to the front aspect, turning carpeted staircase to the first floor and door with steps leading down to the

Useful Cellar

With power and light points, over 6'6" ft head-height, ample storage space and scope to convert into extra living accommodation, subject to necessary consent.

Lounge

A light and airy room with parquet floor, wealth of exposed timbers, 2 radiators, double glazed windows to the front and side aspects with shutter-style blinds, picture rail, feature open fireplace with hearth and display mantel over and double glazed bay window to the rear enjoying a fine outlook and with side door opening onto the patio/terrace.

Dining Room

Wood-strip flooring, double radiator, picture rail, range of lighting, large double glazed bay window to the rear enjoying a fine outlook and with door opening onto the patio and terrace.

Kitchen/Breakfast Room

Tiled floor with underfloor heating, double bowl Butler-style sink with pot-washer style mixer tap over, extensive range of wall and base cupboards, solid wood worksurfaces, central workstation/breakfast bar, space for appliances (all available by separate negotiation), chimney breast with recess - ideal for a Range-style cooker, double glazed window to the rear enjoying a fine outlook, built-in dishwasher, recessed spotlighting and feature centre light, further double glazed window to the side, second sink unit and door to the walk-in pantry cupboard and door to the

Side Lobby

With door to the outside and door to the

Downstairs Cloakroom

With low flush WC, wash hand-basin, double glazed window.

Spacious first floor landing

Fitted carpet, feature leaded glass picture window to the front aspect with secondary double glazing, picture rail, store cupboard and hatch to the large loft space with scope to convert, subject to necessary consent.

Bedroom 1

An impressive light and airy room with fitted carpet, 2 antique-style radiators, ample space for wardrobes, double glazed windows to the front and side with shutter-style blinds and large double glazed window to the rear enjoying a fine outlook.

Bedroom 2

Fitted carpet, radiator, picture rail, space for wardrobes, double glazed window to the rear enjoying a fine outlook and door to the **EN-SUITE SHOWER ROOM** with large walk-in double shower cubicle with rainwater-style showerhead over, low flush WC, vanity wash hand-basin with touch-light mirror above, tiled floor, recessed spotlighting and double glazed window.

Bedroom 3

Fitted carpet, picture rail, space for wardrobes, vanity wash hand-basin with large cupboard below, double glazed bay window to the rear enjoying a fine outlook and radiator.

Bedroom 4

Fitted carpet, radiator, picture rail, double glazed window to the front aspect with shutter-style blinds

Luxury Bathroom

Suite comprising free-standing bath with handheld shower attachment over, large double shower cubicle with rainwater-style showerhead above, vanity wash hand-basin with large cupboard below, touch-light mirror and shaver socket above, low flush WC, recessed spotlighting, tiled floor, ladder style towel rail/radiators and double glazed window to the front and side aspects.

Outside

To the front of the property there is a large paved area providing ample parking space and this leads to the one side of the property where there is a useful CARPORT. The drive also provides access to the DETACHED DOUBLE GARAGE with 1 remote and 1 manual up-and-over door, ample storage space, power and light points, windows to the rear, loft storage space and scope to convert, subject to necessary consent. To the immediate rear of the property there is an extensive paved patio terraced area and, with the rear garden virtually facing south, it offers an ideal suntrap and entertaining space. Steps then lead down to the remainder of the good size garden which is laid to lawn, bordered by flowers and shrubs and all well enclosed to maintain privacy. From the garden, there is access to the

Garden Room/Annexe

Which is below the double garage, with laminate floor, range of lighting, windows, double doors to the garden, kitchenette with single drainer sink unit, wall and base cupboards and scope to install a staircase to the upper level and convert the garage and annexe into a separate 2 bedroom house, subject to necessary planning consent.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2820.09
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.


Directions

From the Flint & Cook office, proceed along King Street into St Nicholas Street, crossing over the traffic lights into Barton Road and Heselton is on the left-hand side, as indicated by the Agent's FOR SALE board.

What3words - adults.spider.arch

Viewing

By strict appointment with the agent.

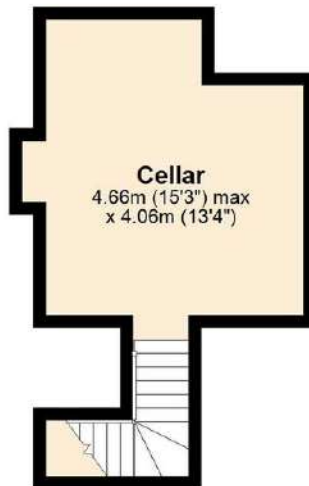
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





Basement

Approx. 21.0 sq. metres (226.6 sq. feet)



Ground Floor

Approx. 87.8 sq. metres (945.2 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Ground Floor

Approx. 29.0 sq. metres (312.0 sq. feet)



First Floor

Approx. 86.4 sq. metres (930.2 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 sq. feet)

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

Total area: approx. 195.3 sq. metres (2101.9 sq. feet)

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