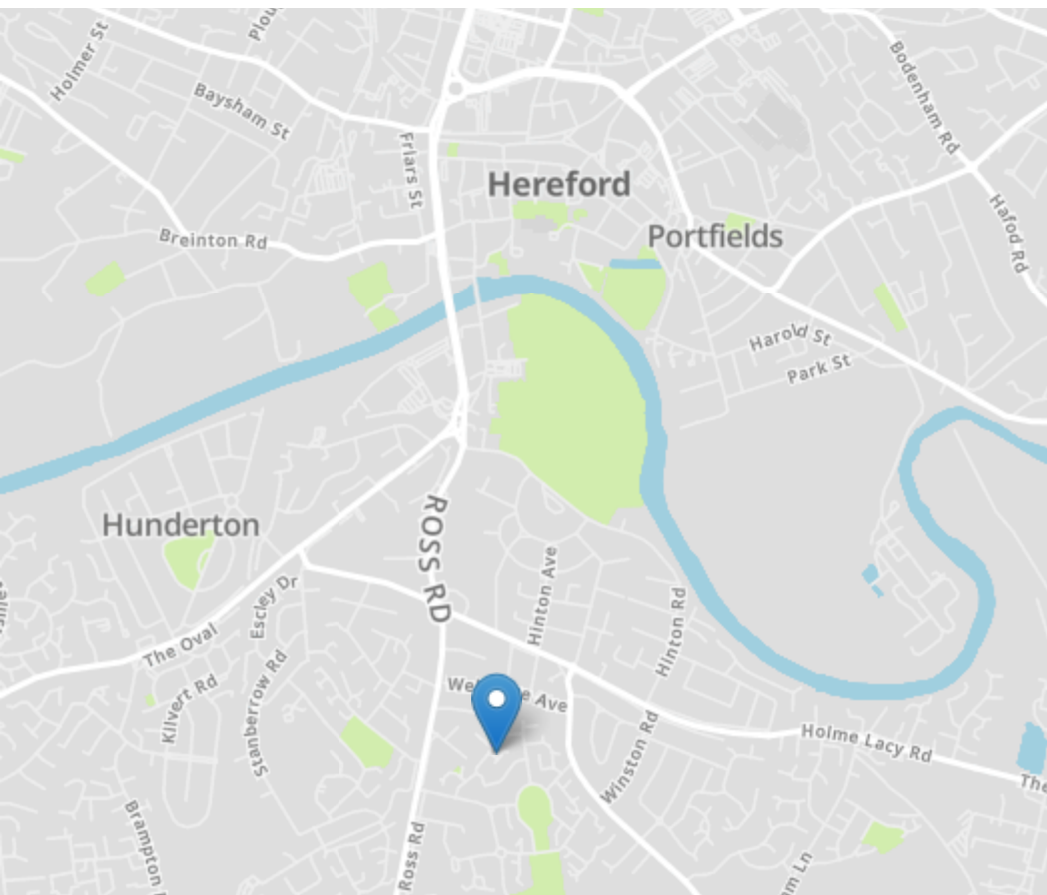




DIRECTIONS

Proceed south on A49 towards Ross Road, using the left 2 lanes to turn slightly left onto Ross Road, after approximately 1 mile turn left onto Bullingham Lane, turn left onto Waggoners Way, where the property can be found on left hand side as indicated by The Agents For Sale board.



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'F'

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

MONDAY - FRIDAY 9.00 am - 5.30 pm

SATURDAY 9.00 am - 12:30 pm

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		
	76	83

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.

16 Waggoners Way
Hereford HR2 6RJ

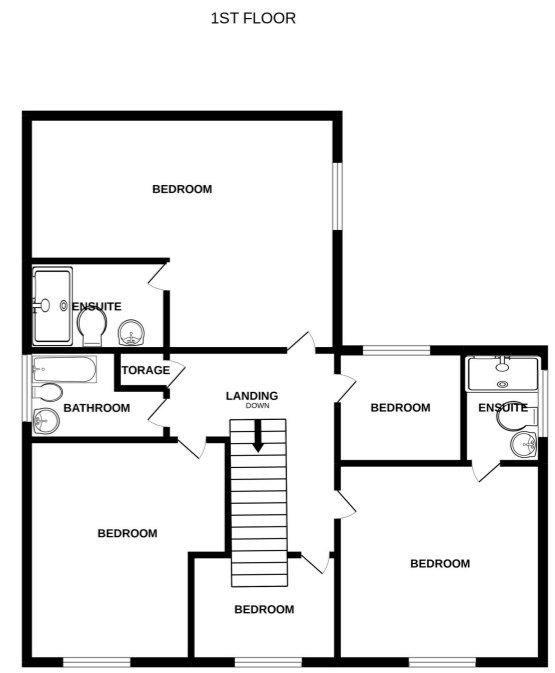
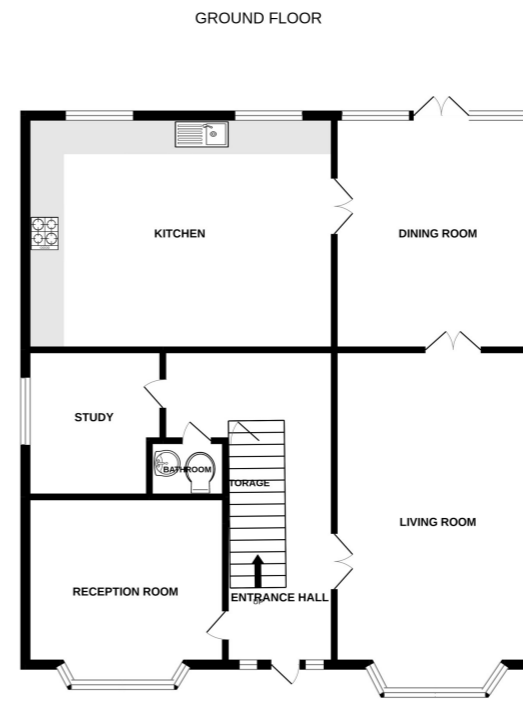
£399,950



• South of Hereford city centre • Beautifully presented detached property • Spacious accommodation • Detached double garage/Home Office

Hereford 01432 343477

Ledbury 01531 631177



Made with Metropix ©2022

GROUND FLOOR

OVERVIEW

Located south of Hereford city centre, a substantial beautifully presented 5 bedroomed detached family home. The property benefits from 5 reception rooms including feature kitchen/breakfast room, 5 bedrooms with 2 bedrooms having en suites, detached double garage which has been partially converted into a home office, gas fired central heating and uPVC double glazing throughout. In more detail the property comprises of; Front door leads to;

Entrance Hall

Having engineered oak flooring, wall mounted central heating thermostat, radiator, power points and door to under stairs storage cupboard. Door leads to

Downstairs WC

Having pedestal wash hand basin with tiled London brick tiled splash back, low flush WC, wall mounted consumer unit, radiator and oak flooring. From the entrance hall, double doors lead to;

Lounge

6.6m x 3.8m (21' 8" x 12' 6") Having central feature stone effect electric fire with mantle, surround, uPVC double double glazed bay window to front, radiator and power points. Double doors lead into dining room.

Second Reception Room

3.9m x 3.7m (12' 10" x 12' 2") Having uPVC double glazed window to front, radiator and power points. From entrance hall door leads into;

Kitchen

5.2m x 4.6m (17' 1" x 15' 1") Having a range of matching wall and base units with a working surface over and brick affect tiled surround, feature central island with additional base units and breakfast bar, feature 5 ring Range Master with extractor canopy hood above (available on separate negotiation), 1.5 ceramic bowl sink unit with drainer and mixer tap, space and plumbing for dishwasher, space and plumbing for both washing machine and tumble dryer, space for large fridge/freezer, radiator, 2 uPVC double glazed windows to rear and ceramic tiled flooring. From the kitchen uPVC double doors lead to;

Dining Room

4.6m x 4.0m (15' 1" x 13' 1") Having uPVC double glazed doors to the rear, radiator, power points and ceramic tiled flooring.

Office

2.3m x 2.9m (7' 7" x 9' 6") Having uPVC double glazed window to side, radiator, power points and oak flooring. Stairs from the entrance hall lead to;

FIRST FLOOR

LANDING

Having loft access hatch, radiator, power points and door to airing cupboard which houses the pressurised water system. Door leads to;

Master Bedroom

5.0m x 4.5m (16' 5" x 14' 9") Having uPVC double glazed window to side, inset downlighters, radiators and power points. Door leads to;

En Suite Shower Room

Recently fitted double shower cubicle, large wash hand basin, low flush WC, wall mounted ladder style radiator, fully tiled surround and ceramic tiled flooring.

Bedroom 2

3.4m x 3.8m (11' 2" x 12' 6") Having uPVC double glazed window to front, radiator and power points. Door leads into;

En Suite Shower Room

Having double shower cubicle, low flush WC, pedestal wash hand basin, radiator, uPVC double glazed window to side and laminate flooring.

Bedroom 3

3.7m x 3.7m (12' 2" x 12' 2") Having uPVC double glazed window to front, radiator and power points.

Bedroom 4

2.9m x 2.3m (9' 6" x 7' 7") Having uPVC double glazed window to rear, radiator, power points and laminate flooring.

Bedroom 5

1.1m x 2.3m (3' 7" x 7' 7") Having uPVC double glazed window to front, radiator and power points.

Family Bathroom

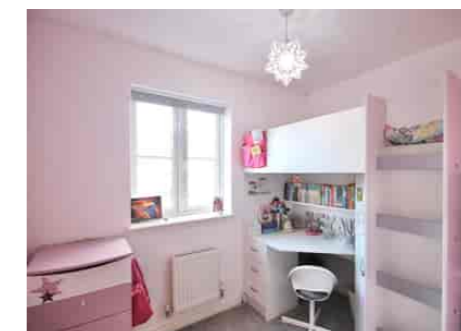
Having feature panelled bath with London brick surround, wash hand basin with integrated vanity unit, low flush WC, uPVC double glazed window to side, radiator and laminate flooring.

OUTSIDE

The property is accessed off the cul de sac via a tarmacadamed drive providing ample parking for 3 vehicles and in turn providing access to the double garage. The front of the property is hard landscaped and has a mixture of Welsh slate for ease of maintenance and to the side of the property is laid to lawn and is enclosed by fencing. The rear garden is laid to lawn and again is enclosed with fencing and also offers two hardstanding areas, one being raised decking providing perfect outdoor seating and the other being paved and provides access to the partly converted garage which has created a home office working space currently being utilised as a treatment room.

Home Office/Garage

3.8m x 2.6m (12' 6" x 8' 6") Partly converted garage which has created a home office working space which is currently being utilised as a treatment room. Having power and lights, solid wooden flooring and uPVC double glazed doors to side.



At a glance...

- Lounge 6.6m x 3.8m (21'8" x 12'6")
- Second Reception Room 3.9m x 3.7m (12'10" x 12'2")
- Kitchen 5.2m x 4.6m (17'1" x 15'1")
- Dining Room 4.6m x 4.0m (15'1" x 13'1")
- Office 2.3m x 2.9m (7'7" x 9'6")
- Master Bedroom 4.5m x 5m (16'5" x 14'9")
- Bedroom 2. 3.4m x 3.8m (11'2" x 12'6")
- Bedroom 3. 3.7m x 3.7m (12'2" x 12'2")
- Bedroom 4. 2.9m x 2.3m (9'6" x 7'7")
- Bedroom 5. 1.1m x 2.3m (3'7" x 7'7")
- Garage/Home Office 3.8m x 2.6m (12'6" x 8'6")

And there's more...

- 2 en suites
- kitchen/breakfast room

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.