

FOR
SALE



13 Watermeadow Close, Aylestone Hill, Hereford HR1 1JG

£479,500 - Freehold

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PROPERTY SUMMARY

A spacious 4 bedroom detached house in highly sought-after location with 3 reception rooms, breakfast kitchen, conservatory, en-suite shower room, private rear garden, garage and parking. Must be viewed!

POINTS OF INTEREST

- *Highly sought-after location*
- *Spacious 4 bedroom detached house*
- *3 Receptions, breakfast kitchen, conservatory*
- *En-suite shower room*
- *Private rear garden*
- *Must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

Partially double glazed entrance door through to the

Reception Hall

Laminate flooring, carpeted staircase to the first floor, coved ceiling, understairs store cupboard and door to the

Cloakroom

Low flush WC, pedestal wash hand-basin with tiled splashback, vinyl flooring, radiator.

Lounge

Laminate flooring, a large double glazed bay window to the front aspect with Venetian blinds, feature fireplace with hearth, display mantel and built-in gas coal-effect living flame fire, coved ceiling, range of wall lights, radiator with decorative cover and glazed panelled double doors to the

Dining Room

Laminate flooring, coved ceiling, wall lights, radiator with decorative cover and large double glazed sliding patio door to the

Conservatory

Of uPVC construction with glass roof, laminate flooring, opening window vents, double doors to the garden.

Kitchen/Breakfast Room

Fitted with a range of wall and base cupboards, sink unit, space for appliances, double glazed window overlooking the rear garden, space for breakfast table, radiator, ample worksurfaces with splashbacks, access door from the Reception Hall and door to the

Utility Room

Sink unit, space and plumbing for washing machine and tumble dryer, double glazed window to the rear, internal door to the garage and door to the side.

Study (formerly part of the garage)

Fitted carpet, radiator, double glazed window to the front aspect.

Landing

Fitted carpet, access hatch to loft space, airing cupboard and door to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, 2 fitted double wardrobes with access between them to the En-suite Shower Room with double shower cubicle, low flush WC, wash hand-basin, radiator, double glazed window.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect, large corner store cupboard/wardrobe.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear.

Bedroom 4

Fitted carpet, radiator, double glazed window to the rear and corner cupboard.

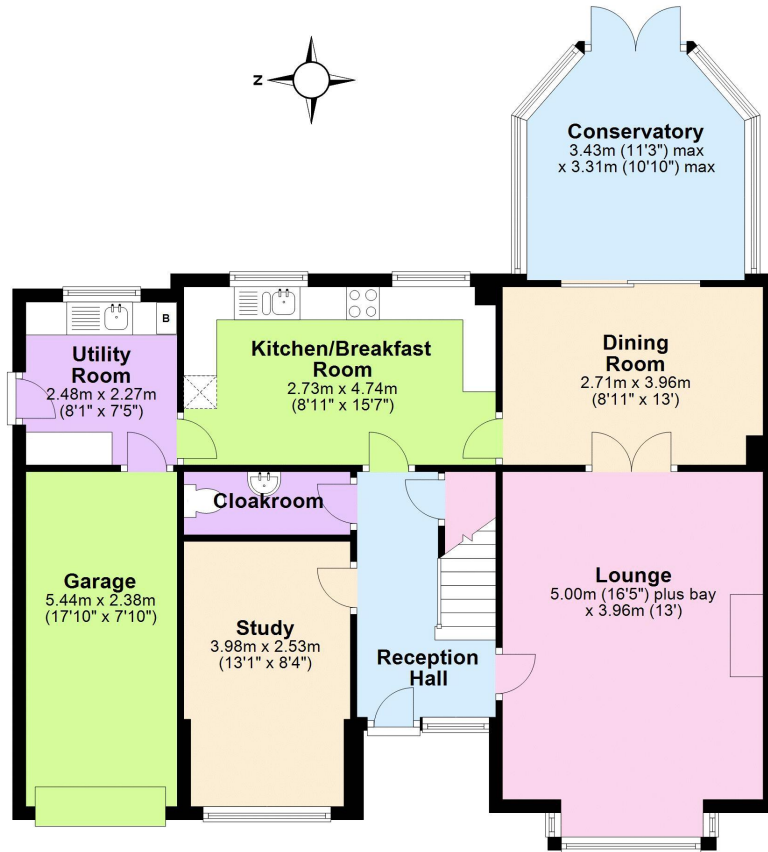
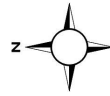
Bathroom

Suite comprising bath with handheld shower attachment over, wash hand-basin and WC, double glazed window, radiator.

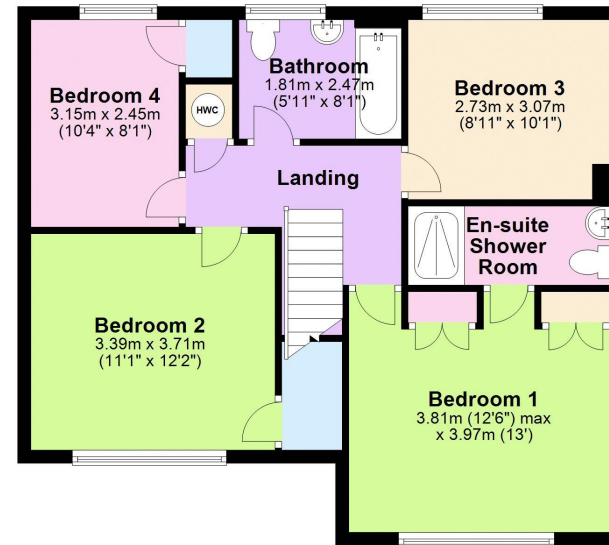
Outside

To the front of the property there is a lawned garden with central tree with double driveway to the side providing off-road parking facilities leading down to the GARAGE with up-and-over door, power and light points, personal door to the Utility Room and scope to convert into extra living accommodation, if required. To the immediate rear of the property there are 2 paved patio areas providing the perfect entertaining spaces. The remainder of the garden is attractively laid to lawn, bordered by flowers and shrubs and well enclosed for privacy and also has the benefit of an outside tap, side access gate, timber garden shed and summerhouse.

Ground Floor
Approx. 96.4 sq. metres (1037.8 sq. feet)



First Floor
Approx. 62.9 sq. metres (676.7 sq. feet)



Total area: approx. 159.3 sq. metres (1714.5 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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