

FOR  
SALE



6 Goldsmith Close, Hampton Dene, Hereford HR1 1XE

£379,950 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position in this highly sought after location, a spacious 4 bedroom extended semi-detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, ensuite shower room, generously sized living accommodation, good sized rear garden, ample off road parking and we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 4 bedroom extended semi*
- *2 Reception rooms, breakfast/kitchen, conservatory & utility*
- *Good sized private rear garden*
- *Ideal family home*
- *Must be viewed*



## ROOM DESCRIPTIONS

### **Partially Double Glazed Entrance Door**

Through to the

### **Entrance Hall**

With tiled floor, radiator, carpeted staircase to the first floor, a range of lighting, coat hooks with useful seat with storage below and shelf above and a door to the

### **Lounge**

With wood strip flooring, radiator with decorative cover, double glazed window to the front aspect, coved ceiling, feature fireplace with hearth, display mantel and built in gas coal effect living flame fire and door to the

### **Kitchen/Breakfast Room**

With a large sink unit with mixer tap over, a range of wall and base cupboards, ample solid wood work surfaces with splash backs, tiled floor, Smeg free standing range style cooker (available by separate negotiation if required), space for an upright fridge/freezer, wine rack, space for a breakfast table, double glazed window overlooking the rear garden, a useful under stair store/pantry cupboard and a partially glazed panelled door to the

### **Utility Room**

With work surface and space below for an automatic washing machine, tumble drier and dishwasher, double glazed window to the side, panelled ceiling, tiled floor, radiator, corner store cupboard and door to the

### **Downstairs Shower Room**

With low flush WC, vanity wash hand basin with storage below, radiator, double glazed window, extractor fan, panelled ceiling, tiled floor and wall surround for easy maintenance and a large shower with a seat.

From the utility room a door opens to the

### **Dining/Family Room**

(Formerly the garage) with wood strip flooring, radiator, double glazed window to the front aspect, recessed spotlighting.

From the Kitchen/Breakfast Room double doors open to the

### **Conservatory**

Of brick and uPVC construction with tiled floor, radiator, opening window vents, power and light points and double doors to the rear garden.

### **First Floor Landing**

With fitted carpet, access hatch to the loft space, built in airing cupboard housing the Worcester gas central heating boiler.

### **Bedroom 1**

With feature flooring, radiator, double glazed window to the front aspect, recessed spotlighting, access hatch to the loft space, space for wardrobes and door to the

### **Ensuite Shower Room**

With suite comprising low flush WC, bidet, vanity wash hand basin with storage below mirror and light over, large double shower with glazed sliding door, ladder style radiator, tiled floor and wall surround for easy maintenance, recessed spotlighting and a large double glazed window.

### **Bedroom 2**

With fitted carpet, radiator, double glazed window to the front aspect and a built in double wardrobe with overhead cupboard.

### **Bedroom 3**

With fitted carpet, radiator, double glazed window to the rear and a built in double wardrobe with overhead cupboard.

### **Bedroom 4**

With fitted carpet, radiator, double glazed window to the front aspect and a built in store cupboard with shelving.

### **Bathroom**

With suite comprising a panelled bath with shower unit over and tiled wall surround, pedestal wash hand basin, low flush WC, tiled floor, radiator, panelled ceiling and a double glazed window.

### **Lounge**

To the front of the property there is a large driveway providing ample off road parking all enclosed by hedging for privacy.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which then leads onto the remainder of the good sized garden which is laid to lawn and bordered by flowers and shrubs and well enclosed by mature hedging and trees to maintain privacy. There is a useful outside tap, side access gate, timber garden shed and children's play area with a slide, swings, treehouse and further garden store.

### **Services**

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### **Outgoings**

Council tax band C - £2,158 payable for 2025/2026

Water and drainage rates are payable.

### **Directions**

Proceed east out of Hereford along Blueschool Street continuing into Bath Street, St Owen Street and into Ledbury Road. At the traffic lights turn right onto Church Road, at the mini roundabout turn right into Hampton Dene Road then first left into Harvey Road, right at the T junction into Siddons Road and then first left into Goldsmith Close.

### **Viewing Arrangements**

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

### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

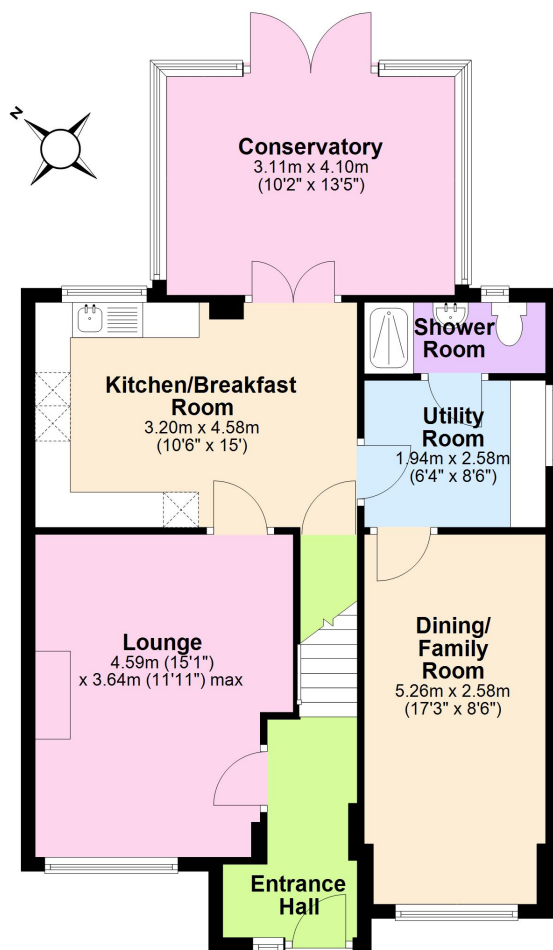
Saturday 9.00 am - 1.00 pm

### **Money Laundering Regulations**

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

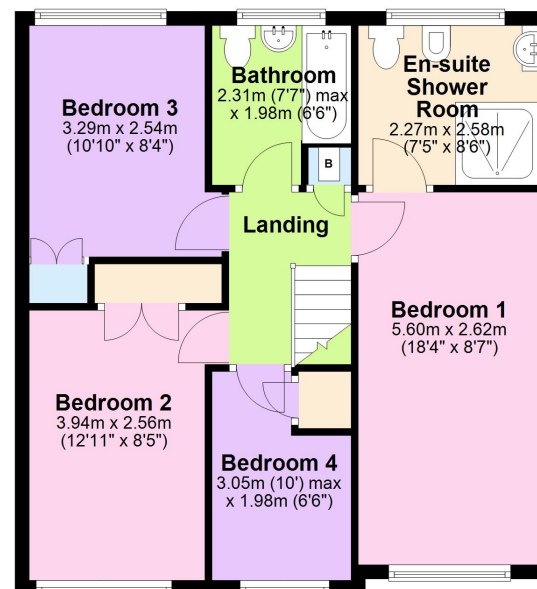
## Ground Floor

Approx. 74.0 sq. metres (796.9 sq. feet)



## First Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



Total area: approx. 130.9 sq. metres (1408.8 sq. feet)

**6 Goldsmith Close, Hereford**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</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		