



1 Cypress Gardens

Overbury Road
Aylestone Hill
Hereford
HR1 1JU



1 Cypress Gardens, Overbury Road, Aylestone Hill, Hereford HR1 1JU

An outstanding detached property in an exclusive residential location with 4 bedrooms (2 en-suite) about 2515sq ft, double garage and large garden.

An exceptional modern detached house, located on an exclusive development, of just 4 individual properties, in the Aylestone Hill Conservation Area, about a mile northeast of the Cathedral City of Hereford. The property is well placed for access to Hereford hospitals, colleges and railway station together with local amenities such as a public house, farm shop, the Churchill Gardens and Aylestone Park recreation areas.

Traditionally constructed in 2009, the property is immaculately presented and provides very spacious accommodation (about 2515 sq. feet) with gas central heating (part underfloor), hardwood double glazing, security alarm system, ample parking, double garage and an attractive, large garden.

The whole is more particularly described as follows:-

Wide Canopy Porch

With door into the

Reception Hall

Tiled floor, radiator, understairs storage cupboard, central heating thermostat and cloaks cupboard.

Downstairs Cloakroom

Part tiled floor and part tiled walls, WC, wash hand-basin, ladder style radiator, extractor fan and window.

Lounge

Recessed fireplace with marble surround and hearth with a Clearview woodburning stove, 2 radiators, windows to front and side and double doors with full length side windows to the rear garden.

Dining Room/Bedroom 5

Built-in storage cupboard, radiator, box bay window to front.

Garden Room

Tiled floor, under floor heating, full length windows and double doors to the rear.

Kitchen/Breakfast Room

Fitted with a range of bespoke units with granite worksurfaces and splashbacks, sink unit, built-in dishwasher, 2 built-in electric ovens and 4-ring hob with extractor hood, built-in microwave and coffee machine, tiled floor, underfloor heating, radiator, alarm control panel, window to rear, side entrance door.

Utility Room

Sink unit with cupboard under, storage cupboards, granite worktop and splashback, plumbing for washing machine, gas fired central heating boiler, extractor fan, window to side and cupboard housing the hot water cylinder.

The staircase with oak ballustrading leads to the

First Floor Landing

With Study Area, radiator, window and Velux window to front, hatch to roof space and roof space.

Bedroom 1

With 2 radiators, built-in wardrobe, downlighters, windows to side and rear and the **EN-SUITE SHOWER ROOM** with tiled walls and floor, shower cubicle with mains fitment, wash hand-basin, WC, ladder style radiator, electric underfloor heating, downlighters, shaver point, extractor fan and window.

Bedroom 2

Radiator, window to front and the **EN-SUITE SHOWER ROOM** with tiled walls and floor, shower cubicle with mains shower fitment, wash hand-basin, WC, ladder style radiator, extractor fan, Velux window and shaver point, downlighters.

Bedroom 3

Radiator, windows to front and side.

Bedroom 4

Radiator, windows to side and rear

Bathroom

Electric underfloor heating, tiled walls and floor, bath with mixer tap, separate shower cubicle with mains fitment, wash hand-basin, WC, ladder style radiator, extractor fan and shaver point, window.

Outside

The property occupies a slightly elevated corner position and to the front there is a tarmac driveway with access to the **DOUBLE GARAGE** with wooden up and over door, light and power. The front garden is stocked with a variety of ornamental shrubs and flowers and has a stone retaining wall and box hedging. There is a large rear garden which is enclosed by fencing and hedging, a side access and a large flagstone patio, lawn with flowerbeds and a central feature with ornamental shrubs. Outside lights and water tap.

Services

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

Outgoings

Council tax band G - payable 2023/24 £3670.61
Water and drainage - rates are payable/metered supply.

Money Laundering Regulations

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

Viewing

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

Directions

From Hereford proceed towards Worcester on the A4103 and at the top of Aylestone Hill continue over the 2 mini-roundabouts and then, take the 1st turning left into Overbury Road and then turn right into Cypress Gardens and the property is located as you enter the cul-de-sac.

What3words - choice.paint.marked



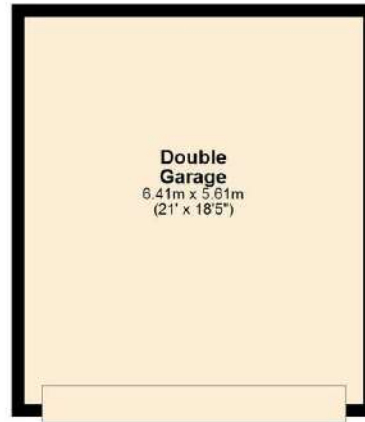
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 79 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |





Double Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Ground Floor

Approx. 123.0 sq. metres (1324.0 sq. feet)



First Floor

Approx. 110.7 sq. metres (1191.1 sq. feet)



Total area: approx. 233.7 sq. metres (2515.1 sq. feet)

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

1 Cypress Gardens, Overbury Road, Hereford



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.