

FOR
SALE



16 Wellbrook Close, Hereford HR1 1AN

£425,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this popular residential location, a well presented five bedroom detached house offering ideal family accommodation. The property benefits from five bedrooms, one en-suite and family bathroom with downstairs W/C to the ground floor, a fantastic kitchen/dining/living space, 2 additional receptions and conservatory, driveway parking and a good sized rear garden with gate leading out to Aylestone park.

POINTS OF INTEREST

- *Ideal family home!*
- *Five bedrooms, three receptions, two baths*
- *Popular residential location*
- *Well presented throughout*
- *Driveway, garden and access to Aylestone park*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With entrance door leading into

Entrance hall

With matwell, karndean flooring, radiator, two ceiling light points, fuse box, oak staircase leading up with fitted carpet, useful under stair storage cupboard, hive heating thermostat and doors to

Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, ceiling light point, extractor and karndean flooring.

Living room

With fitted carpet, radiator, two ceiling lights, coving, coal effect electric fireplace, double glazed french doors and windows out to the

Conservatory

With fitted carpet, three wall lights, power points and double glazed windows and sliding doors with views across the garden and Aylestone park beyond.

Study

With fitted carpet, radiator, coving, ceiling light point and double glazed window to the front aspect.

Kitchen/dining/family room

Kitchen area fitted with high gloss matching wall and base units, with quartz work surfaces and up-stands, 1 1/2 bowl sink unit, 4 ring induction hob, double electric oven, full height integrated fridge, integrated dishwasher and bin drawer, ample space for dining and space for a sofa. Recess spotlights, dual aspect views with double glazed windows to the front, side and french doors to the rear garden with an additional velux window providing ample light throughout. Within the kitchen there is underfloor heating with thermostats, there is a cupboard housing the Worcester Bosch gas central heating boiler. There is an additional storage cupboards and access into the

Utility room

With matching wall and base units, quartz work surfaces, space for washing machine and tumble dryer, space for freestanding freezer, double glazed window, ceiling light point and karndean flooring.

First floor landing

With fitted carpet, double glazed window, two ceiling light points, radiator, loft hatch, two useful storage cupboards and doors to

Bedroom 1 with en-suite

With fitted carpet, two radiators, two double glazed windows to the rear garden with views to Aylestone park behind, an array of built in wardrobes, two ceiling light points and doors to

En-suite

With fitted shower cubicle and mains fitment rainfall shower head over, wash hand basin with storage below and mirror above, low flush w/c, heated towel rail and tiled floor and surround, recess spotlights and extractor.

Bedroom 2

With fitted carpet, ceiling light point, double glazed window to the front aspect, built in wardrobe.

Bedroom 3

With fitted carpet, radiator, loft hatch, ceiling light point and double glazed window to the rear with views across Aylestone park.

Bedroom 4

With fitted carpet, radiator, double glazed window, ceiling light point and access door to a small eaves storage.

Bedroom 5

With fitted carpet, radiator, double glazed window, ceiling light point.

Bathroom

Three piece white suite comprising panelled bath with electric shower over, wash hand basin with storage under, low flush w/c, heated towel rail, double glazed windows, ceiling light point and full tiled floor and surround.

Outside

To the front a double width driveway providing off road parking with a small lawned area with stoned borders. There is a side access gate leading to the rear with useful outside lights. To the rear a paved patio area perfect for entertaining with an area of lawn bordered with ornamental plants and shrubbery, a second patio area and pathway leading to the wooden storage shed and rear access gate leading onto Aylestone park. Useful outside PowerPoint and tap. To the front there is electric for an outside charging point.

Directions

Proceed north out of Hereford along Edgar Street, at the roundabout take the third exit onto Newtown Road and then take the first left heading over the Bridge and then at the next mini roundabout take the first exit heading up College Road, proceed over at the next set of traffic lights and turn right onto Wessington Drive. At the T junction turn left and follow the road all the way to the end taking the last left turning onto Wellbrook Close, no.16 is located directly ahead.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band 'D'

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

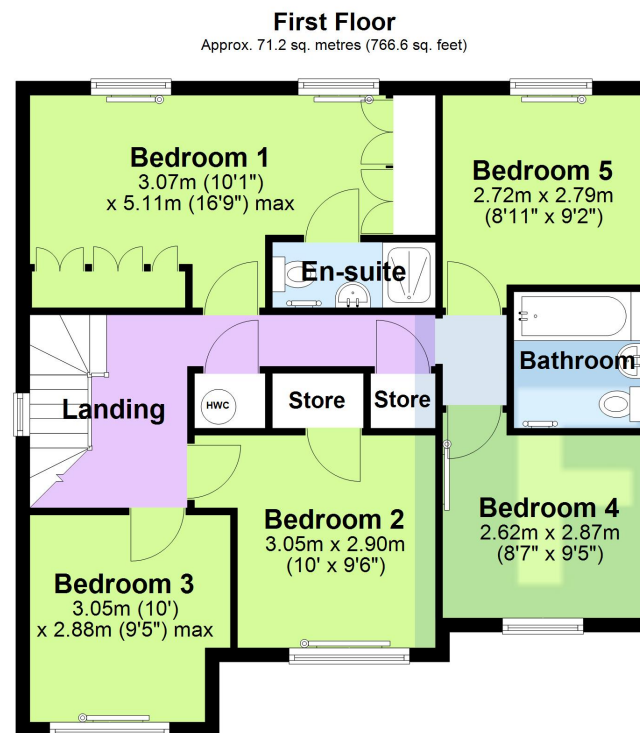
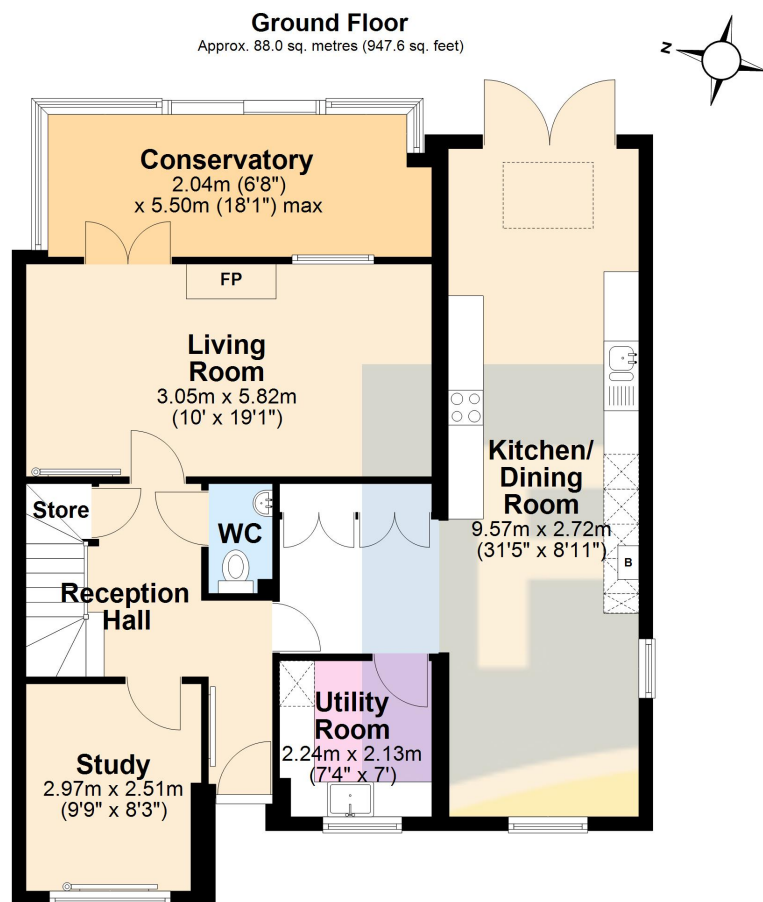
Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



Total area: approx. 159.3 sq. metres (1714.2 sq. feet)

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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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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