

FOR
SALE



1 Shellingham Way, Belmont, Hereford HR2 7SN

£379,950 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this popular residential location, an impressive 4 bedroom detached house offering ideal family accommodation. The property which is well presented throughout has the added benefit of gas central heating, double glazing, attractive south facing rear garden, garage and ample parking, generously sized living accommodation and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Impressive modern detached house*
- *3 receptions, kitchen/breakfast and utility*
- *4 good size bedrooms*
- *Private south-facing rear garden*
- *Garage & ample parking*
- *Ideal family home*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and partially double glazed door to the

Entrance Hall

With fitted carpet, radiator, stairs to the first floor, radiator, coved ceiling and door to the

Lounge

With fitted carpet, coved ceiling, understairs store cupboard, double glazed bay window to the front aspect with shutter style blinds, feature fireplace with hearth, display mantle and built in gas coal effect living flame fire and access to the kitchen and archway to the .

Dining Room

With fitted carpet, radiator, coved ceiling, double glazed double doors to the

Conservatory

Of brick and uPVC construction with wood strip flooring, power and light points, Venetian blinds, double glazed opening vents and double doors to the rear patio and garden.

Fitted Kitchen/Breakfast Room

With 1 1/2 bowl sink unit with mixer tap over, an extensive range of wall and base cupboards, ample work surfaces with splash backs, feature flooring, radiator, space for a breakfast table, double glazed window overlooking the rear garden with shutter style blinds, built in single oven and 4 ring gas hob with splash back and cooker hood over, radiator, space for fridge/freezer and door to the

Utility Room

With work surface with space and plumbing below for automatic washing machine and tumble drier, wall mounted Worcester Greenstar gas central heating boiler, radiator, feature flooring, partially double glazed door to the rear garden and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with store cupboard below, feature flooring, double glazed side window with shutter style blinds, ladder style radiator/towel rail.

First Floor Landing

With fitted carpet, access hatch to the loft space and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect with shutter style blinds, space for wardrobes, built in airing cupboard and door to the

Ensuite Shower Room

With corner shower cubicle with glazed sliding doors, low flush WC, vanity wash hand basin with storage below and mirror over, tiled floor and wall surround for easy maintenance, double glazed window with shutter style blinds, radiator/towel rail.

Bedroom 2

With fitted carpet, radiator, space for wardrobes, double glazed windows to the front and side aspects with shutter style blinds.

Bedroom 3

With fitted carpet, radiator, space for wardrobes, double glazed window to the rear with shutter style blinds.

Bedroom 4

With fitted carpet, radiator, recess ideal for wardrobes, window to the rear enjoying a pleasant outlook with shutter style blinds.

Bathroom

With suite comprising panelled bath with hand held shower attachment and shower unit with glazed screen, low flush WC, vanity wash hand basin with ample storage below, ladder style towel rail/radiator, double glazed window with shutter style blinds, extractor fan , tiled floor and wall surrounds for easy maintenance.

Outside

To the immediate rear of the property there is an extensive paved patio providing the perfect entertaining space and with the rear garden facing south it makes an ideal sun trap, The remainder of the garden is mainly laid to lawn and is enclosed by high fencing for privacy with useful side access and outside lighting.

Services

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

Outgoings

Council tax band D - £2,296.38 payable for 2024/2025
Water and drainage rates are payable.

Directions

Proceed south out of Hereford on the A465 Abergavenny (Belmont) Road, at the Tesco roundabout take the 4th exit onto Abbotsmead Road, continue for approximately 1/2 a mile and then turn left into Shellingham Way.

Viewings

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

Opening Hours

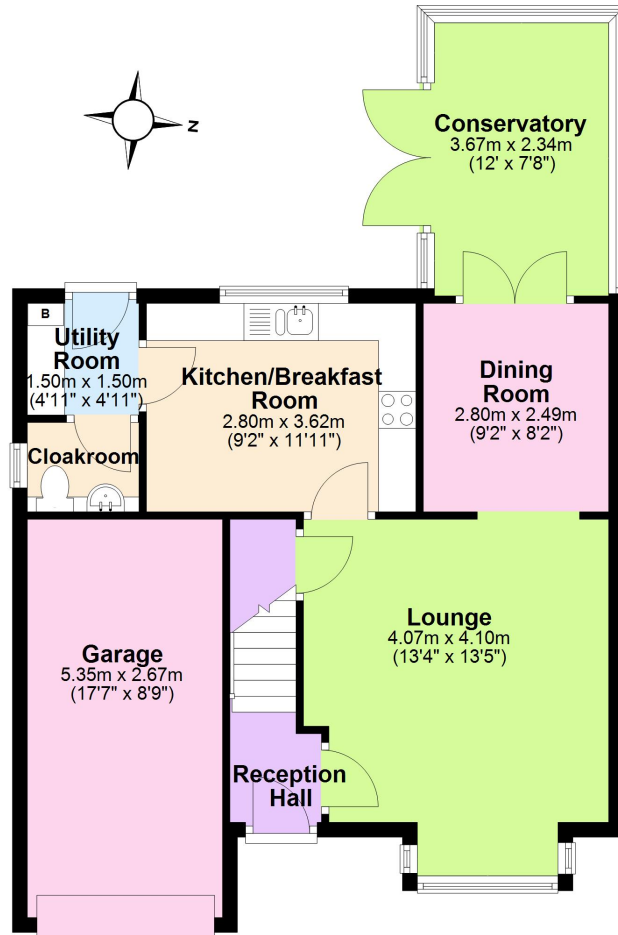
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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

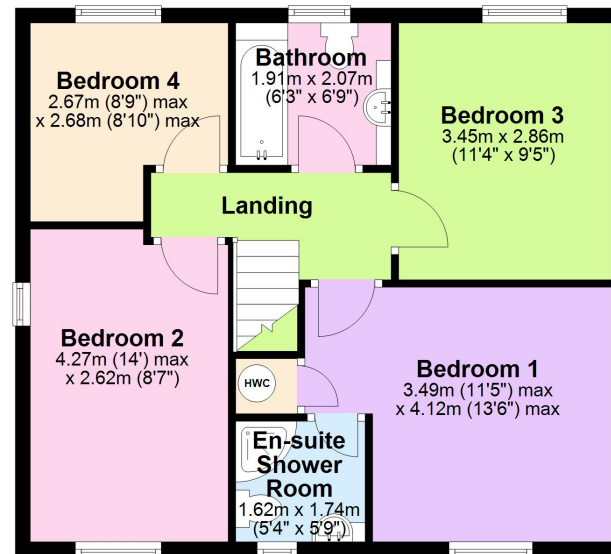
Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.1 sq. feet)



Total area: approx. 122.2 sq. metres (1315.1 sq. feet)
1 Shellingham Way, Belmont, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		71
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	