

FOR  
SALE



Flint  
&  
Cook

1 Shellingham Way, Belmont, Hereford HR2 7SN

£379,950 - Freehold

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## 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

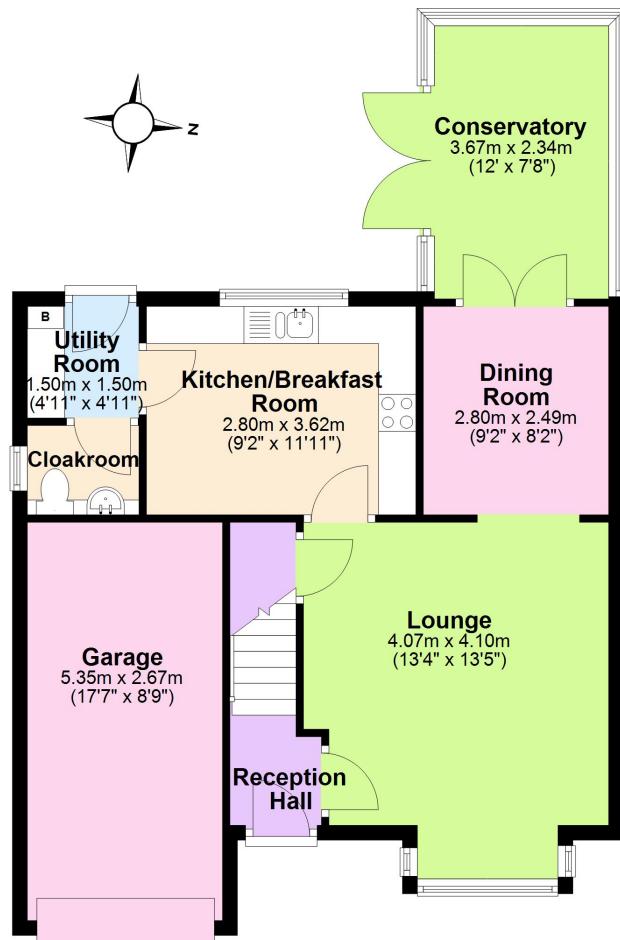
Saturday 9.00 am - 1.00 pm

### **Money Laundering Regulations**

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

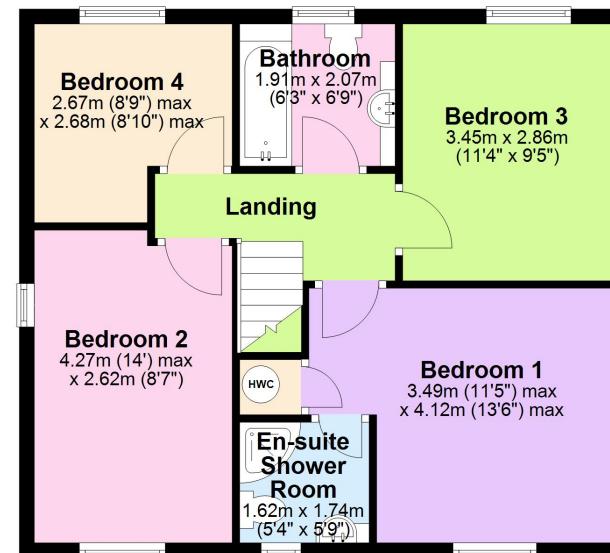
## Ground Floor

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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