

FOR
SALE



Oak Lodge, Belmont, Hereford HR2 9RT

£660,000 - Freehold

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

PROPERTY SUMMARY

An attractive detached house, in a peaceful rural location just 2 miles from the city, with 4 bedrooms (1 ensuite), excellent living space, a detached double garage with studio over and a lovely garden.

This impressive, detached property is located in a lovely rural, sylvan adjoining Belmont Park, yet only 2 miles south west of the cathedral city of Hereford.

Local amenities include Belmont Park and pools, a supermarket, petrol station, doctor's surgery, community centre and bus service.

Originally constructed in the 1990s the property has refitted bathrooms and sanitary ware and benefits from air source heating and solar panels and provides very spacious living accommodation about 2,200 square feet - ideal for family purposes, with ample parking, a detached double garage with studio over (ideal for additional accommodation, games room, home office etc) and there is a well stocked garden.

POINTS OF INTEREST

- *Peaceful rural location*
- *Close to the city*
- *Attractive 4 bedroom detached house*
- *Spacious living accommodation*
- *Ample parking & double garage (with studio above)*
- *Ideal family home*



ROOM DESCRIPTIONS

Canopy Porch

With door to the

Entrance Hall

With radiator and cloaks cupboard.

Downstairs Shower Room

With WC, wash hand basin with storage below, double width shower cubicle with mains fitment, ladder style radiator, window.

Dining Hall

With deep sill windows to both the front and rear, double doors leading out to the rear, 2 radiators, open fireplace with wooden surround and marble style inset and hearth, staircase leading to the first floor and double doors in to the lounge.

Lounge

There is an open fireplace with a wooden surround and marble inset and hearth, there are 2 radiators, windows to both the front and side and double doors to the rear.

Inner Hall

With storage cupboard.

Utility Room

With base and wall mounted units, work surfaces with tiled splash backs, space and plumbing for a washing machine, sink unit, quarry tiled floor, side entrance door.

Kitchen/Breakfast Room

Fitted with base and wall mounted units with work surfaces and splash backs, sink unit with mixer tap, built in electric oven, microwave, 4 ring halogen hob, extractor fan, built in dishwasher and fridge, breakfast bar, dresser style unit, quarry tiled floor, radiator, window to the side, feature ceiling timber, double doors to the rear.

First Floor Landing

With window to the front, radiator, walk in storage cupboard, airing cupboard housing the hot water cylinder.

Master Bedroom Suite

Comprising
Dressing Room - with built in wardrobes

Windows to both the front and side with lovely views looking towards Hereford city and the cathedral

Bedroom 1

With radiator, windows to front and side and door to the

Ensuite Shower Room

With a large shower cubicle with mains fitment and glass screen, wash hand basin with cupboards under, WC, wall mounted storage unit, ladder style radiator, window to the rear, downlighters.

Bedroom 2

With built in wardrobe, radiator, windows to the front and side.

Bedroom 3

With access hatch to the roof space, 2 built in wardrobes, radiator and window to the rear.

Bedroom 4

With built in wardrobe, radiator, window to the rear.

Bathroom

With a re-fitted white suite comprising a stand alone bath, separate shower cubicle with mains overhead hand held fitments, wash hand basin with cupboard under, WC, wall mounted storage unit, ladder style radiator, extractor fan, downlighters, window to the rear.

Outside

The property is approached via double iron gates leading to a large gravelled parking and turning area.

Detached Double Garage

To the side is gravelled area with drainage system and garden shed. There is then side access to the lovely rear garden which is enclosed by fencing, has a raised ornamental pond, mainly lawned with a variety of shrubs, a pergola and a patio.

Studio Room

Fitted with a range of kitchen base units with a new electric oven and 4 ring hob, a sink unit, fridge, 2 radiators, access hatch to the roof space, smoke alarm, window, 3 Velux windows and door to an

Inner Hall

With storage cupboard and plumbing for a washing machine

Shower Room

Which is tiled with a shower cubicle with electric fitment, wash hand basin with cupboards under, WC, tile effect floor, ladder style radiator, extractor fan and Velux window.

There is a separate access door to the side of the garage with a staircase leading up, its own separate garden area to the front and separate air source heating.

Services

Mains water and electricity, private drainage, air source heating and solar panels.

Outgoings

Council tax band G - £4,307 payable for 2025/2026
Water rates are payable.

What3Words

risks.adjust.ritual

Directions

From Hereford proceed towards Abergavenny on the A465 and continue straight over the roundabout by the Tesco superstore then take the next turning left, continue approximately 200 yards then just after the sign saying children and animals playing turn left, then turn right after approximately 50 yards and the entrance to the property will be in front of you.

Viewing Arrangements

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

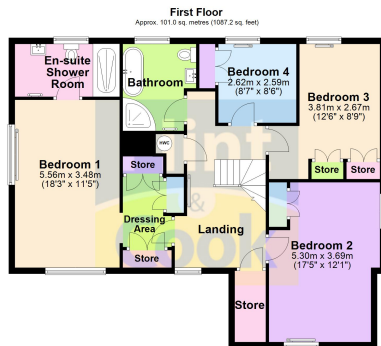
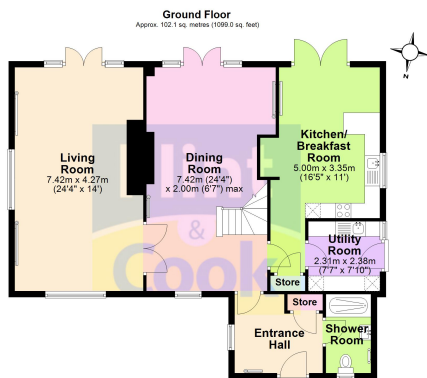
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

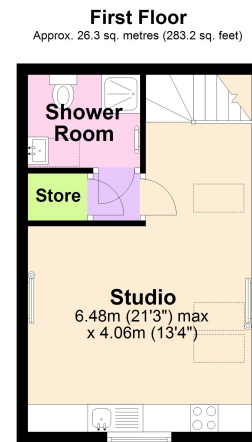
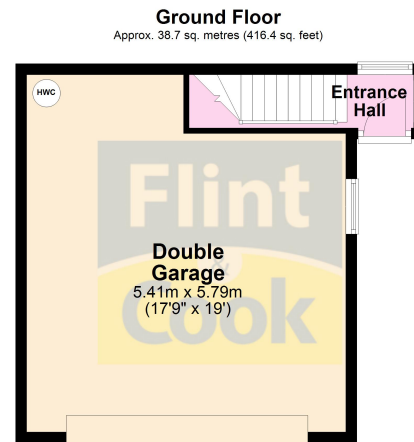
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Total area: approx. 203.1 sq. metres (2186.2 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C	74	
(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	