





114 DORCHESTER WAY

BELMONT, HEREFORD HR2 7ZP

Asking Price £340,000

FREEHOLD

An attractive four-bedroom detached family home offering spacious and versatile accommodation, including a generous living room, separate dining room, fitted kitchen, utility room and downstairs cloakroom. The first floor provides four bedrooms, with fitted wardrobes and an en-suite shower room to the main bedroom, together with a family bathroom. Outside, the property benefits from an enclosed rear garden, driveway parking and a single garage. A viewing is highly recommended and the property is sold with no onward chain.

Flint & Cook

114 DORCHESTER WAY

• Popular residential location • Detached house • Ideal family home • Four bedrooms, one en-suite • Sold with no onward chain • Driveway, garage & enclosed garden





Ground Floor

The property is approached via a canopy porch with an entrance door opening into the welcoming entrance hall, having fitted carpet, ceiling light point, coving, radiator, carpeted staircase leading to the first floor and doors to the principal ground floor accommodation.

Downstairs Cloakroom

Fitted with a low-level WC and wash hand basin with tiled splashback, ceiling light point and radiator.

Living Room

A spacious and comfortable reception room featuring a double-glazed bay window overlooking the rear garden, allowing plenty of natural light. The room benefits from fitted carpet, radiator, decorative coving, central ceiling light point and a feature gas fireplace with surround, providing an attractive focal point. A large archway opens into the adjoining dining room.

Dining Room

A well-proportioned dining room, ideal for family meals and entertaining, with fitted carpet, coving, ceiling light point and radiator. Double-glazed French doors provide direct access to the rear garden and patio area, creating an excellent connection between the internal and external living spaces.

Kitchen

Fitted with a range of matching wall and base units providing ample cupboard storage, with generous work surface space over and tiled splashbacks. There is a one-and-a-half bowl stainless steel sink and drainer, freestanding cooker with four-ring gas hob, electric oven and grill, and extractor hood above.

Additional features include under-counter space and plumbing for a dishwasher, space for a freestanding fridge/freezer, recessed ceiling spotlights, fitted carpet, radiator and a double-glazed window to the front aspect. A door leads into the adjoining utility room.

Utility Room

A useful addition to the ground floor accommodation, fitted with matching wall and base units, work surfaces and a stainless steel sink and drainer. There is under-counter space and plumbing for a washing machine and tumble dryer, together with a wall-mounted gas central heating boiler, radiator and ceiling light point. A double-glazed door provides access to the side of the property.

First Floor Landing

A carpeted staircase leads to the first floor landing, with fitted carpet, ceiling light point, smoke alarm, loft access hatch and doors to all four bedrooms and the family bathroom.

Bedroom One with En-suite

A spacious main bedroom with a double-glazed window to the front aspect, fitted carpet, radiator and central ceiling light point. The room benefits from two fitted double wardrobes, providing excellent storage, together with a door leading into the private en-suite shower room.

En-Suite Shower Room fitted with a walk-in shower enclosure with mains-fed shower and panelled surround, low-level WC and pedestal wash hand basin with tiled splashback. Additional features include a radiator, ceiling light point and double-glazed window.

Bedroom Two

A further good-sized double bedroom with a double-glazed window to the front aspect, fitted carpet, radiator, ceiling light point and fitted triple wardrobe, providing generous storage space.

Bedroom Three

A further bedroom overlooking the rear garden, with fitted carpet, ceiling light point, radiator and double-glazed window to the rear aspect.

Bedroom Four

A versatile fourth bedroom, equally suitable for use as a home office, nursery or study, with fitted carpet, radiator, ceiling light point and double-glazed window overlooking the rear garden.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with handheld shower attachment and tiled surround, pedestal wash hand basin and low-level WC. The bathroom also benefits from a radiator and a large built-in storage cupboard with fitted wooden shelving.

Outside

Rear Garden

To the rear of the property is an enclosed garden, predominantly laid to lawn with a paved patio area providing an ideal space for outdoor dining and entertaining. There are additional barked areas designed for ease of maintenance, together with a wooden garden shed providing useful storage. The garden is enclosed by fencing, with a side access pathway leading around to the front of the property.

Front Garden, Driveway & Garage

To the front, the property benefits from a tarmacadam driveway providing off-road parking and access to the single garage, which has double opening doors. A paved pathway leads to the side access gate, with an additional small area of lawn enhancing the frontage.

Directions

Proceed south out of Hereford along Belmont Road proceeding to the roundabout taking the third exit onto Northolme Road, proceed to the roundabout and take the first left onto Dorchester Way.

Money Laundering

Prospective purchasers will be asked to produce 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

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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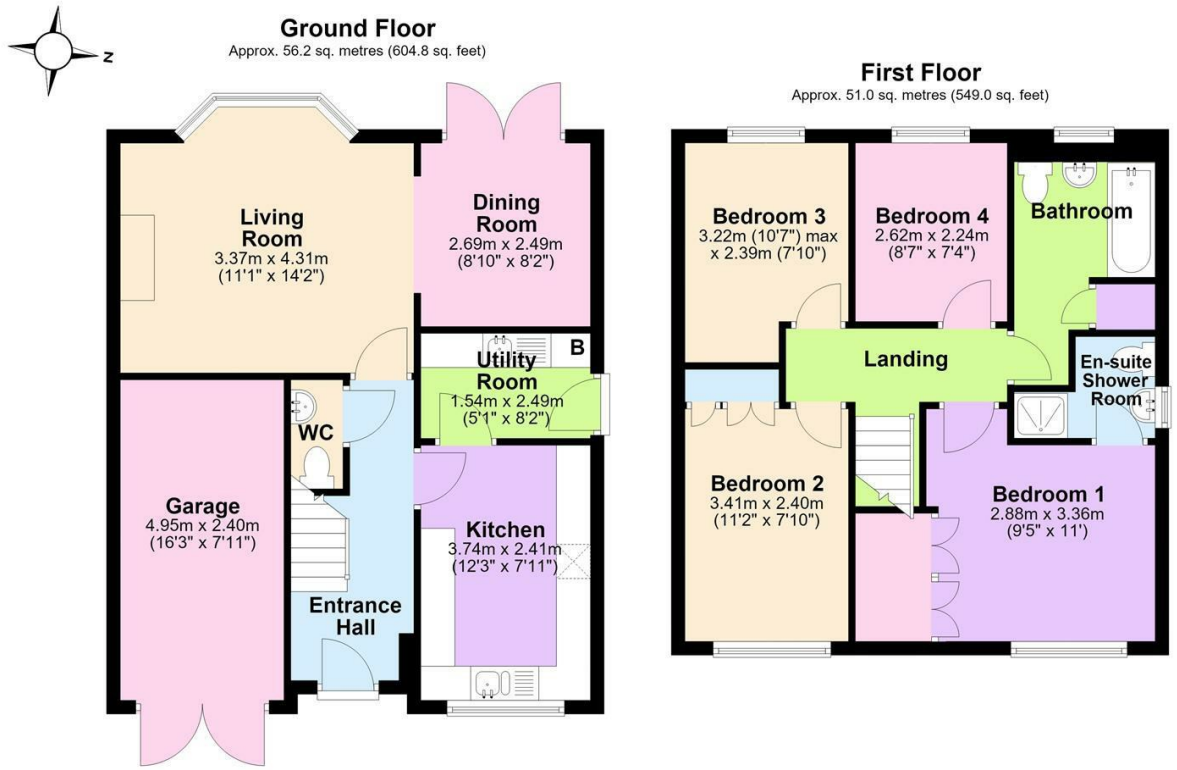
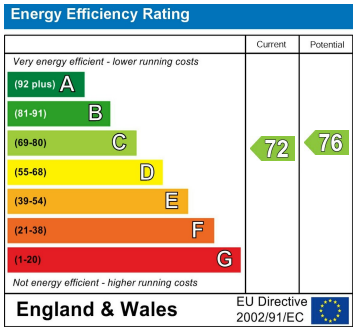


Total area: approx. 107.2 sq. metres (1153.8 sq. feet)

114 Dorcester Way, Hereford

EPC Rating: C Hereford Council Tax Band: D





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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