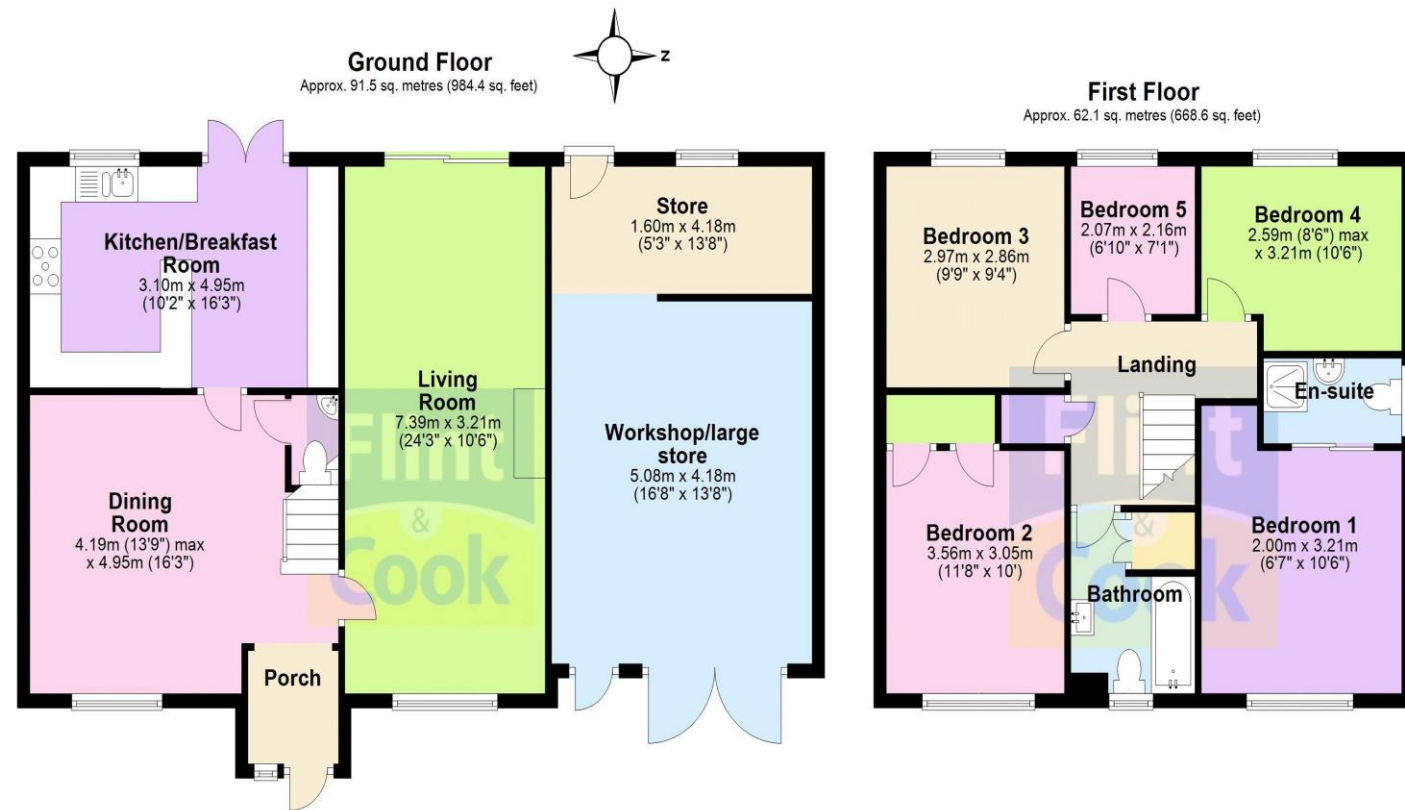


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 153.6 sq. metres (1653.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



www.flintandcook.co.uk



15 Wessington Drive Hereford HR1 1AH

£399,950

- 5 Bedroom detached house
- Highly sought-after location
- Good sized enclosed rear garden

- Driveway, parking and garage/storeroom
- Gas central heating and double-glazing
- Must be viewed!

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15 Wessington Drive Hereford HR1 1AH

Occupying a corner position in a highly sought-after residential location, a 5 bedroom detached property offering ideal family accommodation.

The property has the added benefit of **gas central heating, double glazing, 5 bedrooms (Master with en-suite), 2 reception rooms, modern and contemporary kitchen, a large garage/storeroom, driveway parking and a good size enclosed rear garden.**

Hereford City centre is approximately 1.5 miles away and has a wide range of amenities available nearby including popular primary and secondary schools and colleges, Hereford hospital, railway station, shops, supermarket, Aylestone Park and daily bus services.

In more detail, the impressive accommodation comprises:-

Ground floor

uPVC entrance door leading into the

Entrance Hall

With double glazed window to the front, wooden flooring, radiator, fuseboard and opening up into the

Dining Room

Wooden flooring, double glazed window to the front, radiator, door to the downstairs WC, understairs storage and staircase leading to the first floor and door to the

Living Room

Fitted carpet, sliding doors into the rear garden, double glazed window to the front aspect, feature fireplace with stone surround, wooden mantel and tiled hearth, 2 radiators, alcoves with shelving, TV point, wall light and ceiling lights.

Kitchen

Fitted with contemporary style high-gloss wall and base units with ample worksurfaces, breakfast bar, double glazed French doors leading into the rear garden with a double glazed window overlooking the rear garden, cupboard housing the gas central heating boiler, 5-ring gas hob with extractor over, electric oven, 1½ bowl sink and drainer unit, integrated dishwasher, integrated washing machine and space for an American style fridge/freezer.

First floor

Landing

Fitted carpet, hatch to loft space, smoke alarm, airing cupboard with hot water cylinder.

Bedroom 1

Fitted carpet, double glazed window to the front aspect, radiator and sliding door to the **En-suite Shower Room** with shower cubicle and electric fitment, pedestal wash hand-basin, low level WC, tiled floor, heated towel rail and double glazed window to the side aspect.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front and built-in wardrobes.



Bedroom 3

Fitted carpet, radiator and double glazed window to the rear aspect.

Bedroom 4

Fitted carpet, radiator and double glazed window to the rear aspect.

Bedroom 5

Fitted carpet, radiator and double glazed window to the rear aspect.

Bathroom

White suite comprising panelled bath with electric shower over, low level WC, vanity wash hand-basin with storage under, heated towel rail, tiled floor and built-in storage cupboard.

Outside

To the front of the property there is a driveway with parking for several vehicles, a lawned area and to the side there is a wooden door and wooden double doors leading into the **GARAGE/WORKSHOP/LARGE STOREROOM** with a paved/concrete floor, workshop bench with storage, electric and light and a rear door to the garden and double glazed window. To the rear of the property there is a paved patio area, perfect for entertaining. The remainder of the garden is laid to lawn with a slated border and a range of shrubs and plants. Outside power points and outside tap.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band 'C' - payable 2023/24 £1957.66 Water and drainage – metered supply

Tenure & possession

Freehold - vacant possession on completion.



Directions

Proceed out of Hereford on the A49 Edgar Street and at the roundabout take the 2nd exit onto Farriers Way, then turn right onto Burcott Road and then turn left to stay on Burcott Road. At the next roundabout take the 1st exit onto College Road, continue for approximately half a mile and turn right onto Field Grove View, then turn left onto Wessington Drive and the property is situated about 100 yards down on the left hand side.

Viewing

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

Money laundering regulations

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

Residential lettings & property management

We operate a first class residential lettings and property management service. For further details please contact Jackie Eversham (01432) 355455.

Opening hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 2.00 pm

DR FC007952 April 2023 (1)

