

FOR
SALE



67 Dorchester Way, Belmont, Hereford HR2 7ZW

£372,000 - Freehold



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

PROPERTY SUMMARY

Outskirts of city an impressive 4 bedroom detached house with modern kitchen/diner, garage, ample parking, ideal family home. Must be viewed!!!

POINTS OF INTEREST

- *Outskirts of the City*
- *Impressive 4 bedroom detached house*
- *Modern Kitchen/Diner*
- *Single garage & ample parking*
- *Ideal family home*
- *Must be viewed!!*



ROOM DESCRIPTIONS

Canopy Porch

With outside light and partially double glazed entrance door through to the

Spacious Reception Hall

Tiled floor, radiator, coat-hooks, smoke alarm, carpeted staircase to the first floor, useful understairs store cupboard, central heating thermostat and door to the

Lounge

Fitted carpet, double glazed bay window to the front aspect with Roman blinds, coved ceiling, radiator, feature fire surround with hearth, display mantel and pebble-effect electric fire and glazed panelled double doors to the

Kitchen/Dining Room

Dining Area with radiator, recessed spotlighting, upright radiator. Kitchen Area - comprehensively fitted out with a range of wall and base cupboards, ample worksurfaces with tiled splashbacks, kickboard lighting, 1½ bowl sink unit with mixer tap over, double glazed window overlooking the rear garden with Venetian blind, recessed spotlighting, built-in double oven and microwave, 5-ring hob with splashback and cooker-hood over, built-in dishwasher and breakfast bar with cupboards below and wine cooler.

From the Dining Area, there is a double glazed sliding patio door to the

Conservatory

Of brick and uPVC construction with opening window vents, Venetian blinds, central ceiling light/fan and radiator, power and light points, double doors to the rear patio.

From the Kitchen, there is an archway to the

Utility Room

Radiator, space for automatic washing machine and tumble dryer, space for fridge/freezer, recessed spotlighting, useful store cupboard, partially double glazed door to the rear garden and door to the

Downstairs Cloakroom

With radiator, vanity wash hand-basin with storage below and splashback over, double glazed window.

Landing

Fitted carpet, access hatch to loft space, built-in airing cupboard, radiator, door to

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect, range of fitted wardrobes, space for further wardrobes and door to the En-suite Shower Room with modern suite comprising large shower cubicle with shower fitment and twin shower head over, glazed sliding door, vanity hand-wash basin, low flush WC, tiled wall surround, radiator, double glazed window.

Bedroom 2

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

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear, space for wardrobes.

Bedroom 4

Fitted carpet, radiator, double glazed window to the rear and a range of fitted wardrobes with overhead cupboards.

Bathroom

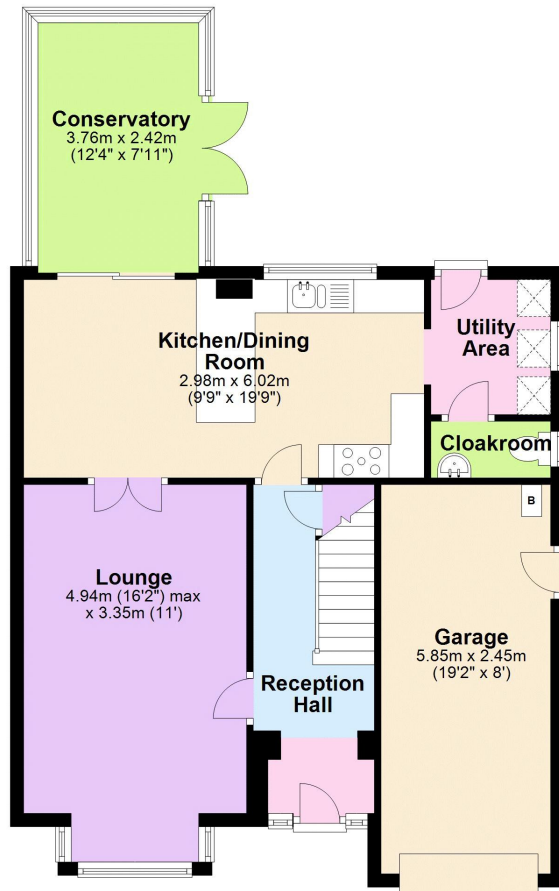
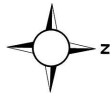
Suite comprising bath with handheld shower attachment over, low flush WC, pedestal wash hand-basin, radiator, double glazed window.

Outside

To the front of the property there is a driveway providing ample off-road parking facilities and this provides access to the GARAGE with up-and-over door, power and light points and personal door to the rear. To the immediate rear of the property there is a good size paved patio area and with the rear garden facing south-west it offers an ideal suntrap. The remainder of the garden is mainly laid to lawn, bordered by flowers and shrubs and all well enclosed to maintain privacy. There is a useful side access, outside tap, electric light, further decked area and feature children's playhouse in the corner.

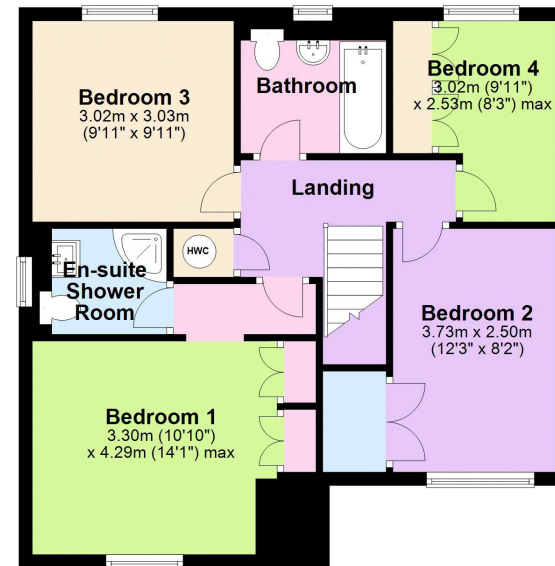
Ground Floor

Approx. 76.0 sq. metres (818.0 sq. feet)



First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 135.2 sq. metres (1454.8 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

67 Dorchester Way, Belmont, Hereford

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	65	81
England, Scotland & Wales		