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### 34 Meadow Park, Holmer, Hereford, HR1 1RD

*'Situated in a popular residential location to the north of Hereford in the sought after Holmer district a well presented four bedroom detached family home with gas central heating, double glazing, off road parking, garage and enclosed garden'*

**£395,000 (Freehold)**

## 34 Meadow Park, Holmer, Hereford, HR1 1RD

### LOCATION

The property is located to the north of Hereford in the popular Holmer district. In the area are a range of amenities and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

### DESCRIPTION

The property is part of the 'Lioncourt Homes' development. The property has the benefit of double glazing, central heating, off road parking, garage and comprises entrance hall, kitchen/dining room, utility room, sitting room, downstairs cloakroom, first floor landing with access to four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Canopy Entrance Porch

With glazed panelled entrance door leading to the entrance hall.

##### Entrance Hall

With panelled radiator, thermostat for central heating, smoke alarm, door to the cloakroom, sitting room and kitchen/dining room, stairs leading to the first floor.

##### Sitting Room

6.53m (21'5) x 3.2m (10'6)

With front and side aspect double glazed windows, two panelled radiators, television point and side access double glazed French doors giving access to the garden.



##### Kitchen/Dining Room

6.48m (21'3) x 3.23m (10'7)

With front and two side aspect double glazed windows, a range of units comprising stainless steel 1½ bowl mixer unit with work surfaces, splash backs, base units under with matching wall units, plumbing and space for dishwasher, integrated electric double oven, gas hob with cooker hood over. Smoke alarm, vinyl flooring and door to the utility room.



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### Utility Room

2.18m (7'2) x 1.27m (4'2)

With rear aspect double glazed door to the driveway, panelled radiator, under-stairs storage cupboard, stainless steel sink drainer unit with work surface, base units under, plumbing and space for washing machine, extractor fan and wall mounted gas central heating boiler.

### Cloakroom

With low flush wc, pedestal mounted wash hand basin with tiled splash backs, panelled radiator, extractor fan and vinyl flooring.



### ON THE FIRST FLOOR:

#### Landing

With airing cupboard, access hatch to loft space, panelled radiator, smoke alarm and thermostat for central heating.

#### Bedroom 1

3.78m (12'5) x 3.3m (10'10)

With side aspect double glazed window, panelled radiator, television point and door to en-suite shower room.

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### En-Suite Shower Room

With double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, shaver point, extractor fan, panelled radiator, vinyl flooring and rear aspect double glazed window.



### Bedroom 2

3.38m (11'1) (maximum) x 3.28m (10'9)

With side aspect double glazed window and panelled radiator.

### Bedroom 3

3.07m (10'1) (maximum) x 3.28m (10'9)

With front aspect double glazed window and panelled radiator.



### Bedroom 4

3.28m (10'9) x 2.64m (8'8)

With side and front aspect double glazed windows and panelled radiator.

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### Bathroom

2.18m (7'2) x 1.7m (5'7)

With front aspect double glazed window, low flush wc, pedestal mounted wash hand basin, panel enclosed bath with mixer tap and thermostatically controlled shower over, partially tiled wall surround, extractor fan, shaver point and panelled radiator.



### OUTSIDE:

To the front of the property is a gravel area path giving access to the front door. To the immediate rear of the property is a driveway giving access to THE GARAGE (19'8 x 9'6) with up and over door, power and lighting and a personal door to the garden. To the side of the property is the garden area with a patio leading to an artificial lawned garden which gives access to a further patio. The garden is enclosed by walling to provide a degree of privacy. There is a useful storage shed and outside lighting. Please note there is a rear access gate giving access to the rear driveway.

### COUNCIL TAX BAND E

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

### SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### DIRECTIONAL NOTE

Proceed out of Hereford along the Holmer Road and on reaching the roundabout take the third exit onto the Roman Road. Continue along the Roman Road taking the third turning on the left hand side into Attwood Lane. Continue along Attwood Lane into Meadow View where the property is located on the right hand side as indicated by the for sale board.

### FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**21st January 2025**

ID39869

## 34 Meadow Park, Holmer, Hereford, HR1 1RD

### ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

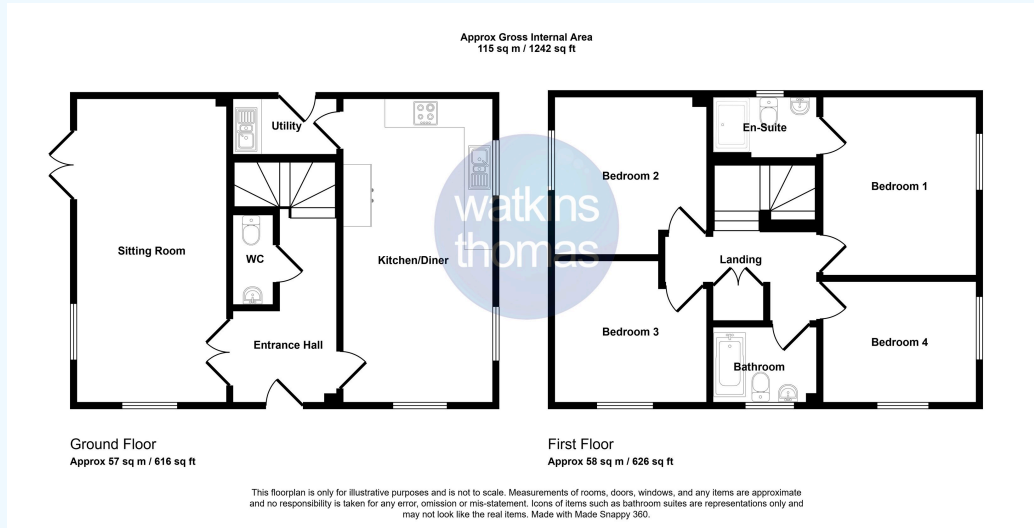
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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