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### **14 Paradise Meadows, Marden, Herefordshire, HR1 3FA**

*'Located within an exclusive development of modern homes a well presented four bedroom detached family home with two en-suite shower rooms, two reception rooms, kitchen/breakfast room, off road parking, garage and enclosed rear garden'*

**£425,000 (Freehold)**

## 14 Paradise Meadows, Marden, Herefordshire, HR1 3FA

### LOCATION

Marden is located approximately five miles north of Hereford. The village itself offers a range of amenities including a noted primary school, village store with post office and community hall. Neighbouring villages of Bodenham and Sutton St Nicholas offer further facilities and amenities and the village is located within easy reach of the A49 which runs between Leominster to the north and Hereford to the south. The afore mentioned centres offer a full range of shopping, leisure and recreational facilities, a wider range of educational establishments and each has bus and railway stations.

### DESCRIPTION

14 Paradise Meadows is a well presented four bedroom detached family home with two en-suite shower rooms, kitchen/dining room, solar panels, off road parking, garage and enclosed south facing rear garden. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A canopy entrance porch and panelled entrance door leads to the entrance hall with stairs to the first floor, understairs storage cupboard, panelled radiator, thermostat for central heating, smoke alarm, tiled flooring and door to the kitchen/dining room.

##### Kitchen/Dining Room

6.76m (22'2) x 2.57m (8'5)

With front and rear aspect double glazed windows, sink unit with marble work surface and hot water tap, splash back, base units under with matching wall units, integrated dishwasher, integrated fridge, inset spot lights, two panelled radiators, tiled flooring, integrated electric double oven with hob and cooker hood over and space for dining table.



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### Sitting Room

4.93m (16'2) x 3.48m (11'5)

With rear and side aspect double glazed windows, television point, panelled radiator and two wall lights.

### Cloakroom

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



### Study

3.35m (11'0) (maximum)

x 3.25m (10'8)

(maximum - irregular shaped room)

With front aspect double glazed window, two wall lights, panelled radiator and built-in storage cupboards.



### Utility Room

2.31m (7'7) x 1.65m (5'5)

With rear aspect double glazed door giving access to the rear garden, work surface, base units under with plumbing and space for washing machine, panelled radiator, extractor fan, sink drainer unit with tiled splash backs and tiled flooring.



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## ON THE FIRST FLOOR:

### Landing

With front aspect double glazed window, smoke alarm, airing cupboard and doors to bedrooms and bathroom.



### Bedroom 1

3.45m (11'4) x 2.92m (9'7) (plus door recess)

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

### En-Suite Shower Room

2.34m (7'8) x 1.65m (5'5)

With rear aspect double glazed window, double shower cubicle with thermostatically controlled shower, low flush wc, vanity wash hand basin, heated towel rail, partially tiled wall surround, extractor fan and inset spot lights.



### Bedroom 2

3.15m (10'4) x 2.95m (9'8) (plus door recess)

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

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### En-Suite Shower Room

1.93m (6'4) x 1.73m (5'8)

With side aspect double glazed window, shower cubicle with thermostatically controlled shower, fully tiled wall surround, low flush wc, vanity wash hand basin, heated towel rail, extractor fan, inset spot lights and tiled flooring.



### Bedroom 3

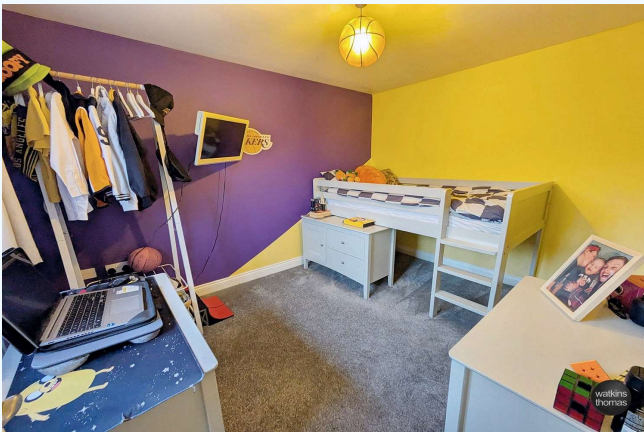
3.35m (11'0) x 2.59m (8'6)

With front aspect double glazed window, panelled radiator and television point.

### Bedroom 4

2.77m (9'1) x 2.36m (7'9)

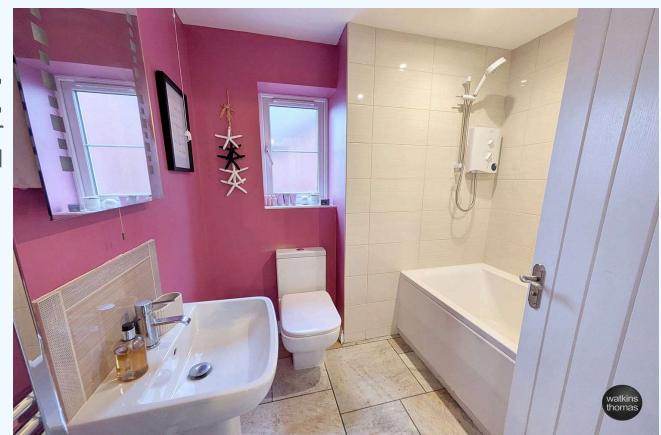
With front aspect double glazed window, access hatch to loft space, panelled radiator and television point.



### Bathroom

2.06m (6'9) x 1.96m (6'5)

With side aspect double glazed window, heated towel rail, panel enclosed bath with mixer tap and electric shower over, pedestal mounted wash hand basin, low flush wc, extractor fan, partially tiled wall surround, inset spot lights and tiled flooring.



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## OUTSIDE:

To the front of the property is a gravel area with block paved path giving access to the front door. A block paved driveway gives access to the GARAGE (16'5 x 7'4) which has up and over door, power, lighting, wall mounted central heating boiler and personal door to the rear garden.

A side path gives access to the south facing rear garden with patio and pergola over and leads to the main garden which is laid to lawn. There is an outside power point and tap. The garden is enclosed by fencing to provide a degree of privacy.



## COUNCIL TAX BAND E

Payable to Herefordshire Council

## BROADBAND & MOBILE PHONE COVERAGE

Broadband - Superfast 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.

## Agents Note

The property has the added benefit of solar panels. Please speak to a member of staff for more information.

## VIEWING

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

## DIRECTIONAL NOTE

From Hereford proceed up and over Aylestone Hill. On the outskirts of the city at the roundabout continue straight over, second exit, in the direction of Sutton St Nicholas. Enter Sutton St Nicholas and turn left sign posted Marden. On reaching the village of Marden bear left and then take the left hand turning into Laystone Green. Take the left turning into Paradise Meadows where the property will be found on the left hand side.

## 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).

**22nd January 2025**

ID39725

## 14 Paradise Meadows, Marden, Herefordshire, HR1 3FA

### 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 B. 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	87 B	87 B
69-80	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

# 14 Paradise Meadows, Marden, Herefordshire, HR1 3FA

## 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.

