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### **23 Williams Mead, Bartestree, Hereford, HR1 4BT**

*'We are delighted to present this spacious, detached, well presented, four bedroom executive style residence with double garage. Located within a gated community in the sought after area of Bartestree to the north east of Hereford City. The property also has the added benefit of gas central heating, double glazing, off road parking and an enclosed rear garden'*

**£575,000 (Freehold)**

**Residential Sales and Lettings**

## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### LOCATION

The property is located in the popular Bartestree village which is set to the north east of Hereford City. In the village are a range of amenities including local shop, primary school, public house 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 subject property is an executive style four bedroom detached family home with detached double garage, off road parking and enclosed rear garden. The accommodation comprises entrance hall, cloakroom, study, kitchen/breakfast room, utility, dining room, sitting room, first floor landing with four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

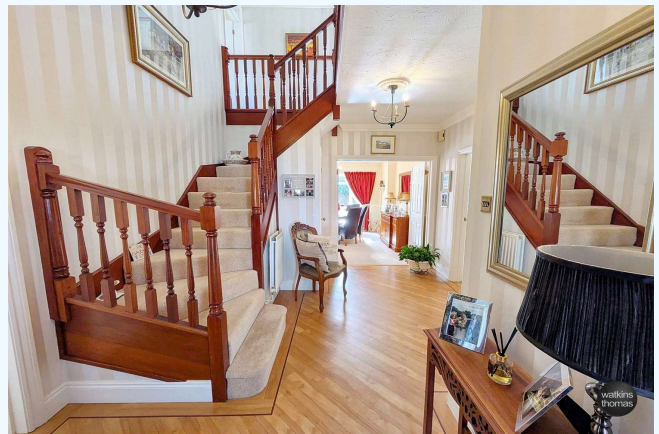
##### Recessed Entrance Porch

With double doors giving access to the entrance hall.

##### Entrance Hall

4.45m (14'7) x 3.33m (10'11) (maximum including stairs)

With double doors giving access to an impressive entrance hall, two front aspect double glazed windows either side of the front doors, two panelled radiators, feature coved ceiling, ceiling rose, staircase to the first floor, under-stairs storage cupboard, Karndean flooring, double doors into the dining room and door to the cloakroom.



##### Cloakroom

With front aspect double glazed window, low flush wc, pedestal mounted wash hand basin with tiled splash back, panelled radiator, coved ceiling and Karndean flooring.

##### Study

3.61m (11'10) (maximum) x 2.16m (7'1)

With two front aspect double glazed windows, panelled radiator and coved ceiling.



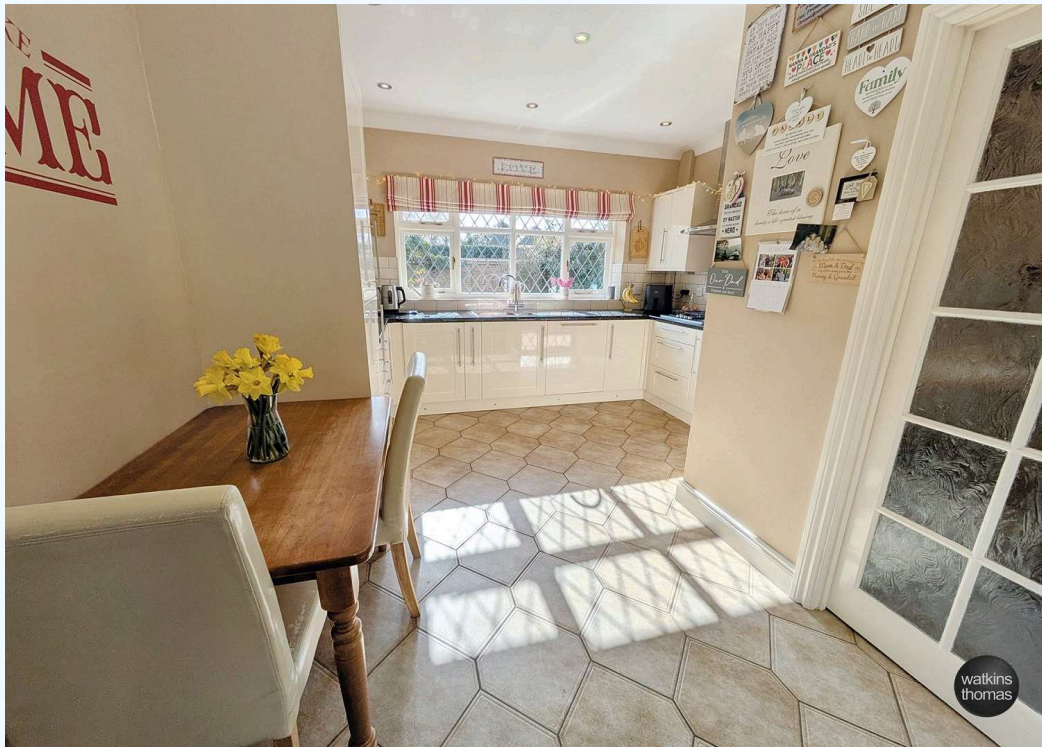


## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### Kitchen/Breakfast Room

4.65m (15'3) (maximum) x 3.56m (11'8) (maximum) - L-shaped room)

With rear aspect double glazed window, a range of units comprising stainless steel 1½ bowl mixer unit with work surface, base units under, matching wall units, tiled splash backs, integrated fridge freezer, integrated dishwasher, integrated double electric oven and gas hob with cooker hood over, panelled radiator, coved ceiling, inset spot lights, tiled flooring, space for breakfast table and door to the utility room.



### Utility Room

2.21m (7'3) x 1.24m (4'1)

With stainless steel sink drainer unit, work surface, tiled splash backs, base units under, plumbing for washing machine, coved ceiling, wall mounted gas central heating boiler and side aspect double glazed door giving access to the side path.



## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### Dining Room

3.76m (12'4) x 3.38m (11'1) (maximum)

With rear aspect double glazed window, decorative coving, ceiling rose, panelled radiator and wood panelling to dado rail.



### Sitting Room

6.96m (22'10) x 3.68m (12'1)

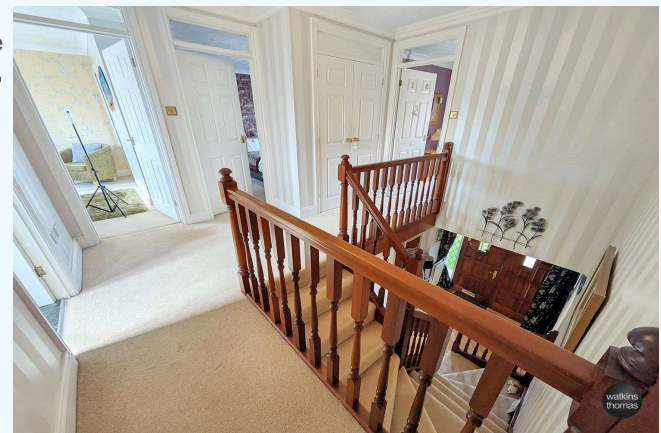
With two front aspect and two side aspect double glazed windows, decorative coved ceiling, two ceiling roses, two wall lights, two panelled radiators, dado rail, living flame gas fire with decorative surround and double glazed patio door leading to the rear garden.



### ON THE FIRST FLOOR:

#### Landing

With access hatch to part boarded, fully insulated loft space with ladder and light, smoke alarm, decorative coved ceiling, airing cupboard housing the hot water tank and ceiling rose.



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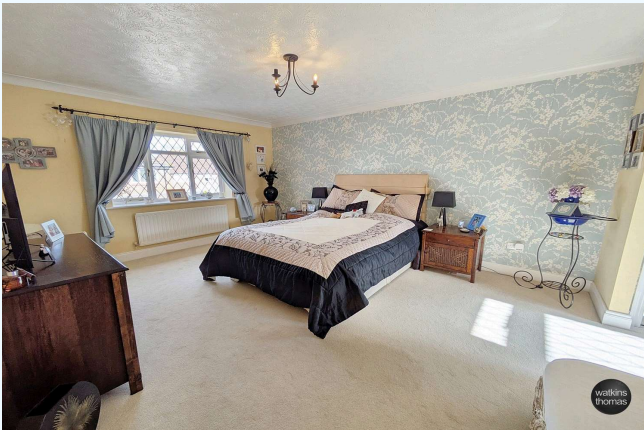


## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### Bedroom 1

4.8m (15'9) x 3.68m (12'1)

With front aspect double glazed window, coved ceiling, panelled radiator and arch to the dressing area.



### Dressing Room

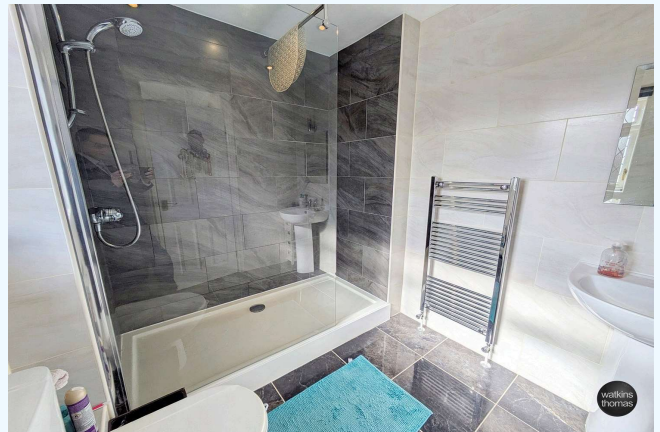
2.06m (6'9) x 1.14m (3'9) (to the wardrobe)

Approached through an arch from the master bedroom leading into the en-suite bathroom, with rear aspect double glazed window, panelled radiator, built-in wardrobe with two folding mirror doors and door to en-suite shower room.

### En-Suite Shower Room

2.46m (8'1) x 2.03m (6'8)

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



### Bedroom 2

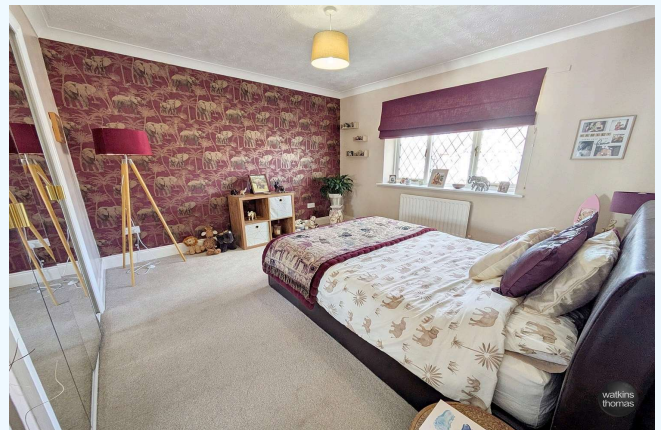
3.66m (12'0) (maximum) x 3.61m (11'10)

With front aspect double glazed window, panelled radiator, built-in wardrobe with two folding mirror doors and coved ceiling.

### Bedroom 3

3.58m (11'9) x 3.2m (10'6) (maximum)

With rear aspect double glazed window, panelled radiator, coved ceiling and built-in wardrobe with two folding mirror doors.





## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### Bedroom 4

3.3m (10'10) (maximum) x 2.64m (8'8)

With front aspect double glazed window, panelled radiator and coved ceiling.

### Bathroom

2.69m (8'10) x 2.01m (6'7) (maximum)

With rear aspect double glazed window and suite comprising panel enclosed bath with mixer tap, shower cubicle with thermostatically controlled shower, low flush wc, vanity wash hand basin, tiled flooring with under floor heating, fully tiled wall surround, extractor fan, inset spot lights and wall mounted dimplex heater.



### OUTSIDE:

To the front of the property is a lawn garden with shrub borders and path leading to the front door. A side access path leads to the gate which in turn gives access to the rear garden and side garage door. A block paved driveway gives access to the DETACHED DOUBLE GARAGE (17'4 x 17'3) with two up and over doors, power and lighting. Access hatch to generous loft storage space and side access door to the side path.

To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. There are various established shrub and flower borders and to the rear of the garden is a gravel seating area. There is also the benefit of an outside tap and double power point. The garden is enclosed by fencing and walling to provide a degree of privacy.



### COUNCIL TAX BAND F

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.

Please note high speed fibre broadband is available.

### Agents Note

There is a maintenance charge of £120 per annum or £60 twice yearly. There is a restrictive covenant that does not allow vans, caravans, camper vans or trailers on the driveway.

## **23 Williams Mead, Bartestree, Hereford, HR1 4BT**

### **SERVICES**

It is understood that mains electricity, gas, water and drainage services are connected to the property. The rainwater from the estate goes into a soak away. 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 Ledbury Road, continue for the length of Ledbury Road and leave the City. Continue through the village of Lugwardine, into the village of Bartestree and turn left into the gated community of Williams Mead where the property is located on the right 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).

**24th March 2025**

ID40225

## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 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:

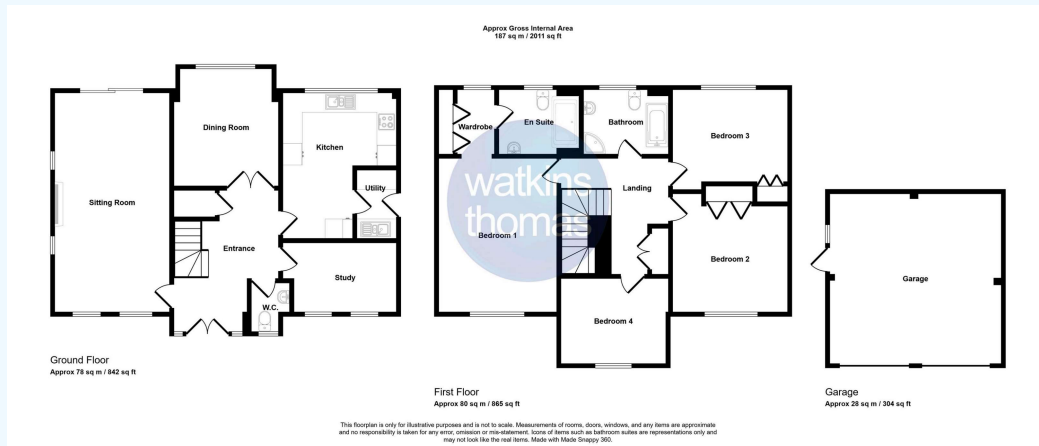
- the average energy rating is D
- the average energy score is 60



## 23 Williams Mead, Bartestree, Hereford, HR1 4BT

### 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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