



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



4 Dunster Close, Belmont, Hereford, HR2 7XG

'With a south facing garden area and tucked away in a quiet cul-de-sac within the Belmont residential district, a four bedroom detached, centrally heated and double glazed home with a contemporary style kitchen'

£330,000 (Freehold)

4 Dunster Close, Belmont, Hereford, HR2 7XG

LOCATION

Dunster Close is a small select residential cul-de-sac located off Whitefriars Road on the established part of the Belmont residential development. The property is located about one mile south of central Hereford. In the immediate locality there are a range of amenities including a supermarket, doctors surgery and community hall. Riverside walks are available 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

4 Dunster Close is a detached established home which has the benefit of a gas fired central heating system and double glazed windows. The property is approached through a hall off which there is a cloakroom and a door opens to the good size sitting room. From here two doors open to the refitted kitchen/dining area off which there is a study/family area and the whole overlooks the garden. On the first floor there are four bedrooms and a bathroom, the property has a driveway and at the rear there is a south facing garden area.

ON THE GROUND FLOOR:

Entrance Hall

2.13m (7'0) x .86m (2'10)

With a panelled door to the sitting room, dado rail, radiator, laminate flooring and door to:

The Cloakroom

2.13m (7'0) x .91m (3')

With low level wc and wash basin with tiled surround and cupboards below. Double glazed window and radiator. Laminate flooring.

Sitting Room

5.13m (16'10) x 4.83m (15'10) (maximum)

With a leaded double glazed window to the front, leaded double glazed window to the side, coved ceiling, stairway off and with radiators and substantial timber fire surround with wood burning stove set on a marble hearth. Wall light points, wood laminate flooring and a pair of glazed panel doors open to the:



4 Dunster Close, Belmont, Hereford, HR2 7XG

Kitchen/Dining Room

5.08m (16'8") x 3.48m (11'5")

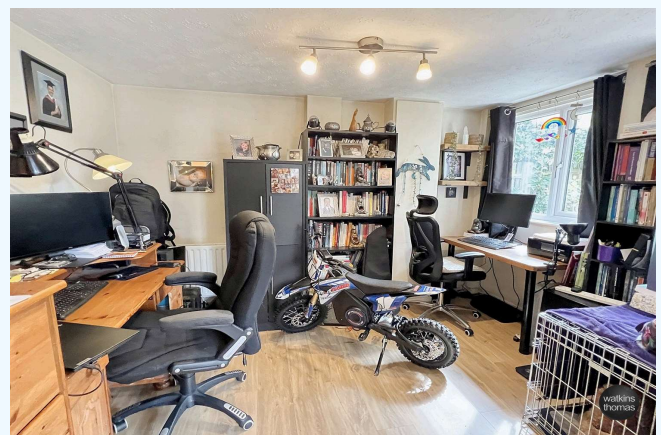
With a double glazed window to the rear, sunken ceiling lights, further feature lighting, a pair of double glazed sliding patio doors opening to the rear. The kitchen area is extensively fitted with soft close base cupboard and drawer units with wood block working surfaces over extending to a breakfast bar, mosaic effect tiled surrounds and eye level cabinets. 1½ bowl composite sink unit with drainer and mixer tap, concealed dishwasher and with a door to a side porch/utility room. Contemporary style radiator and with a 6'8" wide opening and with wood laminate flooring throughout to:



Study/Family Room

3.35m (11'0") x 2.64m (8'8")

With a double glazed window to the rear, door to the rear, radiator and ceiling light fitting.



4 Dunster Close, Belmont, Hereford, HR2 7XG

Rear/Side Porch

3.76m (12'4) x 1.45m (4'9)

With plumbing for washing machine and dishwasher and having a door to:

Workshop/Store

4.09m (13'5) x 1.6m (5'3)

With fitted shelves.

ON THE FIRST FLOOR:

Landing

With a leaded double glazed window to the side, door to boiler cupboard with wall mounted gas fired boiler providing central heating and domestic hot water. Doors to:

Bedroom 1

3.84m (12'7) x 3.12m (10'3)

With a leaded double glazed window to the front, radiator and along one wall there are two double wardrobe cupboards and a single wardrobe with hanging rail and storage shelving.

Bedroom 2

3.1m (10'2) x 2.69m (8'10)

With a leaded double glazed window to the rear, radiator and wardrobe cupboard with shelving and cabinet over.



Bedroom 3

2.69m (8'10) x 1.91m (6'3)

With a double glazed window to the rear and radiator.

Bedroom 4

1.91m (6'3) x 2.06m (6'9) (9'8 into door recess)

With a leaded double glazed window to the front. Radiator and over-stair cupboard with hanging rail and storage shelf.



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4 Dunster Close, Belmont, Hereford, HR2 7XG

Bathroom

2.01m (6'7) x 1.73m (5'8)

With white suite comprising bath with electric shower over, low level wc and vanity wash hand basin with mixer tap and cupboards below. Tiled walls, double glazed window, ladder type radiator and laminate flooring.



OUTSIDE:

The property has the benefit of a tarmac driveway. A shortened garage now provides a store (8'2 x 5') with door to side. At the front of the property there is a lawn garden area with an ornamental tree.

The rear garden can be approached along a pathway to the side of the residence and within the rear garden there is an arched sun terrace with lawn beyond and a raised seating area. The rear garden enjoys a south westerly aspect.



COUNCIL TAX BAND D

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

From central Hereford proceed south over Greyfriars Bridge and at the roundabout take the second exit onto Belmont Road. continue for the length of Belmont Road and at the roundabout take the fourth exit into Abbotsmead Road. Continue along Abbotsmead Road and take the right hand turning into Whitefriars Road. Continue along Whitefriars Road and Dunster Close will be identified 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

23rd April 2025

ID40198

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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		80 C
55-68	D	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

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.