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1 Siddons Road, Hampton Dene, Hereford, HR1 1XD

'Located in the sought after Hampton Dene district, to the east of the city centre, a detached family home with sitting room and further extensions including an 'annex'.'

£400,000 (Freehold)

1 Siddons Road, Hampton Dene, Hereford, HR1 1XD

LOCATION

Siddons Road is located in the Hampton Dene residential district to the east of central Hereford and approximately two miles from the centre. The locality is a favoured residential destination and is set within popular school catchment areas. The area is served by a further range of amenities and Hereford as a whole offers wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property comprises a detached family residence which has the benefit of much extended ground floor accommodation. There is an extension to the sitting room, a hallway and a front porch have been created and a suite of annex rooms with en-suite facility together with an additional ground floor study/bedroom has been added. The property is centrally heated and double glazed and is set behind its own driveway and garden. There is a good sized garden area to the rear which is private. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

1.52m (5') x 1.6m (5'3)

Approached through a modern double glazed door with leaded glass double glazed units, double glazed window to the side with timber sill, tiled floor and with a modern wood grain effect double glazed door with four panels to the:

L-Shaped Reception Hall

4.27m (14') x 2.74m (9') (including stairwell)

With a stair with wooden hand rail to the first floor, two radiators, wood grain effect wood laminate flooring and with a door to a cloaks storage cupboard with hanging rail. Glazed panel doors to the dining room and the:

Sitting Room

4.65m (15'3) x 4.27m (14') (widening to 16'10)

With coving to ceiling, two double glazed windows to the front, two radiators, television point and with a feature local stone fire surround, hearth, mantle and a living flame coal effect gas fire. Dimmer light switch, display alcoves including book shelving and a double set of doors to a glazed display cabinet and low level cabinets.



Dining Room

3.58m (11'9) x 2.49m (8'2)

With coved ceiling, radiator, feature wood grain effect laminate flooring, a pair of sliding patio doors opening to the conservatory, door to the annex sitting room and with an opening to the:



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Kitchen

3.61m (11'10) x 2.24m (7'4)

With a double glazed window overlooking the rear garden and fitted modern base cupboard and drawer units with working surfaces over, waterproof boarded surrounds and an extensive range of matching eye level cabinets. One and a half bowl stainless steel sink unit with drainer and mixer tap, electric oven with four ring hob over and cooker hood above, recess with plumbing for dishwasher and recess for fridge. Door to a deep shelved store cupboard and with a door to the:

Utility Room

3.73m (12'3) x 2.39m (7'10)

With a double glazed window to the rear and double glazed door to the side. Base cupboard and drawer units with working surface over together with eye level cabinets, single drainer sink unit, plumbing for washing machine and dishwasher.

Utility Area (part of the former garage area)

3.73m (12'3) x 2.39m (7'10)

With a floor mounted gas fired boiler which provides central heating and domestic hot water, plumbing for washing machine, electric light, power points and door to the:



Shortened Garage/Store

2.54m (8'4) x 2.49m (8'2)

With a pair of double doors to the front and an electric light.

Conservatory

3.3m (10'10) x 2.92m (9'7)

With double glazed elevations off a brick base and with a pair of double glazed French doors opening to and overlooking the rear garden all with a triplex roof over. Wall light point, feature floor tiles and with a pair of double glazed sliding doors to the:



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Annex Accommodation/Potential Work Space

Which includes:

Sitting/Living Room Area

2.29m (7'6") x 4.52m (14'10")

Which has feature wood grain effect flooring, radiator, sliding door to the shower room and a wide sliding door to the:

Bedroom/Second Study Area

3.66m (12') x 2.29m (7'6")

With a double glazed window to the garden, radiator, double storage cupboard with sliding doors and cabinets over, wood grain effect flooring and light pull switch.

Shower Room

2.21m (7'3") x 1.32m (4'4")

Beautifully appointed and with featured tiled walls and white suite comprising corner shower cubicle with a wall electric shower unit, vanity wash basin with cupboards below and low level wc. Roof light, extractor unit, mirror, shaver point and ladder type radiator.



ON THE FIRST FLOOR:

Landing

With a double glazed window at high level and with panel style doors to:

Bedroom 1

3.76m (12'4") x 2.77m (9'1")

With a double glazed window to the front and appointed with an extensive range of fitted units including a double and single wardrobe area with recessed wardrobe area and part mirror fronted doors together with a further one and a half wardrobe units with bedside cabinets, cupboards over the bed recess and further drawer units. Radiator and access hatch to loft storage space.

Bedroom 2

3.61m (11'10") x 2.51m (8'3") (plus door recess)

With a double glazed window to the rear, radiator, door to AIRING CUPBOARD with hot water cylinder and further louver door to a wardrobe cupboard with hanging rails.



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Bedroom 3

2.03m (6'8) x 1.98m (6'6) (9'3 maximum)

With a double glazed window to the front, radiator and with louver doors to an over stairs storage cupboard which is provided hanging rails and storage shelves.

Bathroom

2.29m (7'6) x 1.7m (5'7) (8' maximum)

With tiled walls and four piece suite comprising bath with shower mixer tap attachment, pedestal wash basin, low level wc and shower cubicle with a wall mounted electric shower unit. Radiator and shelved cupboard.



OUTSIDE:

To the front of the property there is a wide and long brick pavior car parking area which would take numerous vehicles and a pair of wooden doors open to the SHORTENED GARAGE AREA ?????. There is also a lawned garden area and a side pathway provides access to the rear garden which is substantial enclosed at each side by close board fencing between concrete posts. Within the rear garden there is a shaped patio area and garden store together with an ornamental fish pond. The garden area is level, is approximately 39' wide x approximately 60' long and enjoys a good degree of privacy.



COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

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.

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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 along Ledbury Road and at the traffic lights, by the Tupsley Cross, turn right into Church Road. Proceed along Church Road and at the mini roundabout take the third exit into Hampton Dene Road. Off Hampton Dene Road take the left turn and on reaching the T junction bear right where the subject property will be the first property 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, www.rightmove.co.uk or www.onthemarket.com.

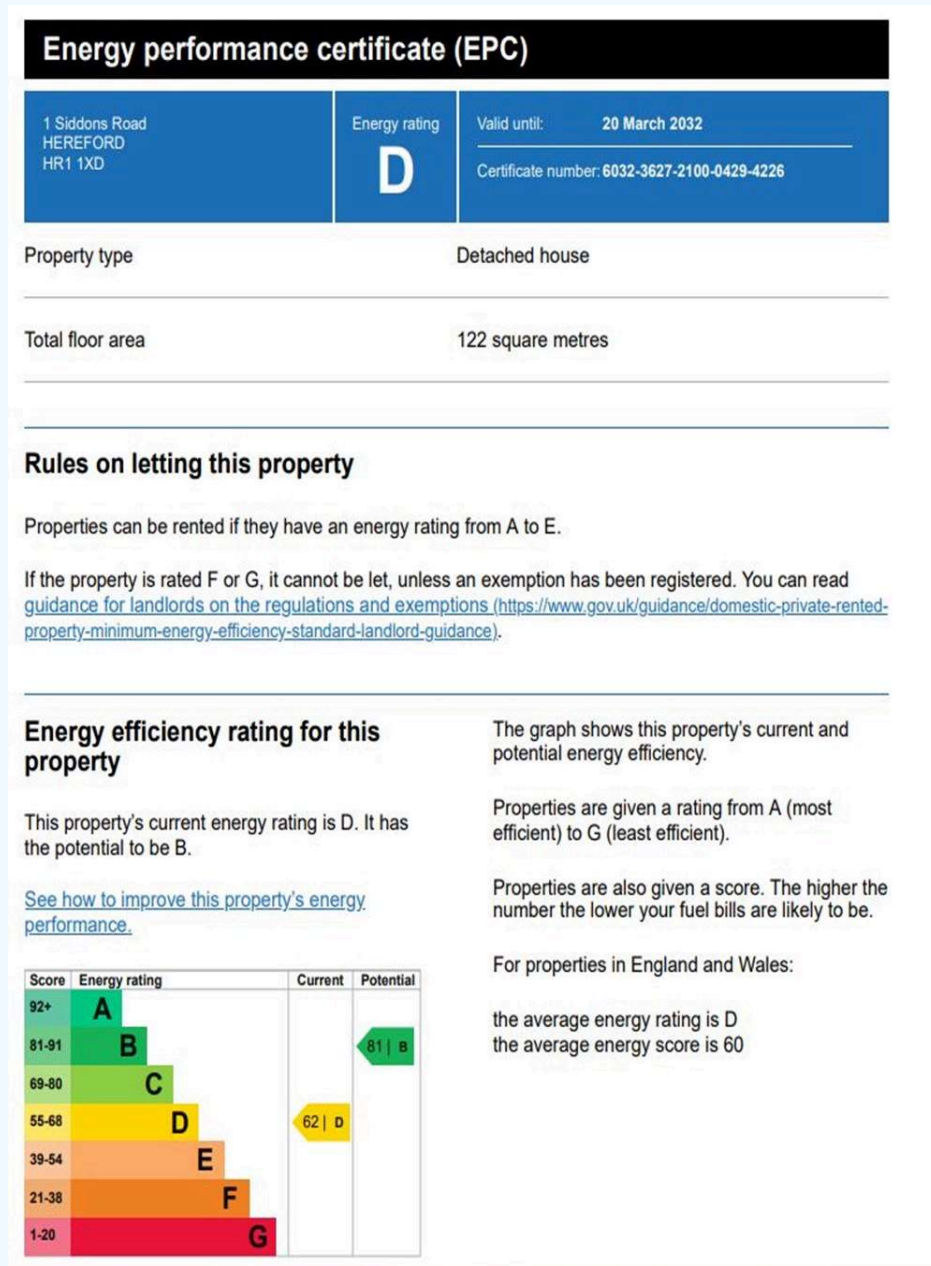
24th June 2025

ID33908

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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.



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