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8 Clarksons Lane, Off Ledbury Road, Hereford, HR1 1RN

'Situated to the north east of Hereford City in a popular residential location a five bedroom detached family home with two en-suite shower rooms, three reception rooms, kitchen/breakfast room, off road parking and enclosed rear garden'

£600,000 (Freehold)

8 Clarksons Lane, Off Ledbury Road, Hereford, HR1 1RN

LOCATION

The property is located to the north east of Hereford City off Ledbury Road. 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 subject property is a five bedroom detached family home with gas central heating, double glazing, off road parking, enclosed rear garden with accommodation comprising entrance hall, sitting room, dining room, kitchen/breakfast room, utility, study, first floor landing with five bedrooms, two with en-suite shower rooms, family bathroom and the garage has been converted into a games room. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Canopy Entrance Porch

With front aspect double glazed entrance door leading to the entrance hall.

Entrance Hall

With side aspect double glazed window, panelled radiator, stairs to the first floor, coved ceiling, smoke alarm, alarm panel, storage area, panelled radiator, lift to the first floor, further door to the kitchen and inner hallway. Door to the sitting room and study.

Study

2.97m (9'9) x 2.54m (8'4)

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

Sitting Room

5.94m (19'6) x 4.24m (13'11)

With front aspect double glazed window, two side aspect double glazed windows, living flame gas fire with decorative surround, coved ceiling, two panelled radiators and access to the dining room.



Dining Room

4.24m (13'11) x 3.63m (11'11) (plus recess)

With rear aspect double glazed window, panelled radiator, television point, coved ceiling and access to the kitchen/breakfast room.

Kitchen/Breakfast Room

6.35m (20'10) x 4.04m (13'3) (irregular shaped room)

With rear aspect double glazed window, double glazed patio door to the garden, a range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated dishwasher, integrated electric oven, integrated electric hob with cooker hood over, integrated fridge, a range of wall and base mounted units, two panelled radiators, coved ceiling, tiled and laminated flooring.

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Inner Hallway

With side aspect double glazed window, panelled radiator, side aspect double glazed door to the parking area, tiled flooring, inset spot lights, double glazed door to the garden, arch to the games room and door to the cloakroom.

Cloakroom

With side aspect double glazed window, low flush wc, pedestal mounted wash hand basin, panelled radiator, fully tiled wall surround and tiled flooring.

Games Room/Former Garage

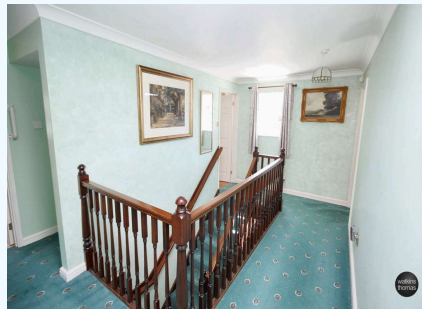
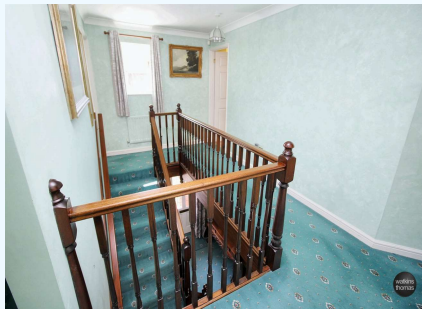
5.18m (17'0) x 4.88m (16'0)

With two side and one front aspect double glazed windows, front aspect double glazed door, bar area, inset spot lights, access hatch to loft space and side aspect double glazed door to the garden. NB - please be aware that the up and over door is still on the outside of the property and could be re-opened to provide a garage.

ON THE FIRST FLOOR:

Landing

With front aspect double glazed window, coved ceiling, smoke alarm, panelled radiator, airing cupboard and access hatch to loft space which is partially boarded.



Bedroom 1

4.55m (14'11) x 3.56m (11'8)

With front aspect double glazed feature window, panelled radiator, two built-in double wardrobes, four wall lights and door to en-suite shower room.

En-Suite Shower Room

3.2m (10'6) x 2.16m (7'1)

With side aspect double glazed window, panelled radiator, twin sinks with base units under, low flush wc, inset spot lights, shower cubicle with thermostatically controlled shower and shower boarding, extractor fan, heated towel rail and partially tiled wall surround.

Bedroom 2

4.27m (14'0) (maximum) x 3.56m (11'8) (maximum)

With rear aspect double glazed window, coved ceiling, two double wardrobes and one single wardrobe and panelled radiator.

En-Suite Shower Room

With low flush wc, pedestal mounted wash hand basin, heated towel rail, shower cubicle with thermostatically controlled shower, inset spot lights, heated towel rail, fully tiled wall surround, extractor fan and tiled flooring.

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Bedroom 3

3.45m (11'4) x 3.23m (10'7)

With rear aspect double glazed window, panelled radiator, built-in double wardrobe, laminated flooring, coved ceiling, dressing table, drawer unit and further storage cupboard.



Bedroom 4

3.89m (12'9) (maximum) x 2.24m (7'4) (maximum)

With rear aspect double glazed window, two built-in double wardrobes and panelled radiator. Please note this is an irregular shaped room.

Bedroom 5

3m (9'10) (maximum) x 2.84m (9'4)

With front aspect double glazed window, coved ceiling, panelled radiator, built-in single wardrobe and laminated flooring.

Bathroom

With side aspect double glazed window. With suite comprising panel enclosed bath, mixer tap and shower attachment, electric shower over, pedestal mounted wash hand basin, low flush wc, heated towel rail, shaver point, extractor fan, fully tiled wall surround and tiled flooring.

OUTSIDE:

To the front of the property is a lawn garden with various shrub borders and path leading to the front door. A tarmac driveway gives access to the gates which open to the driveway which runs up to the former garage. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn with various shrub borders. There is a raised shrub border and ornamental pond with stone surround. The property has the added benefit of an outside tap, lighting and a power point. Please be aware that the property has a base and partially constructed wall for a conservatory but this has not been completed.



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COUNCIL TAX BAND G

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.

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 St Owen Street, continue into Ledbury Road and follow the road to the roundabout. Take the second exit continuing along Ledbury Road and first left into Clarksons Lane. Continue into the private road and the property is located on the right hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA 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.

18th July 2025

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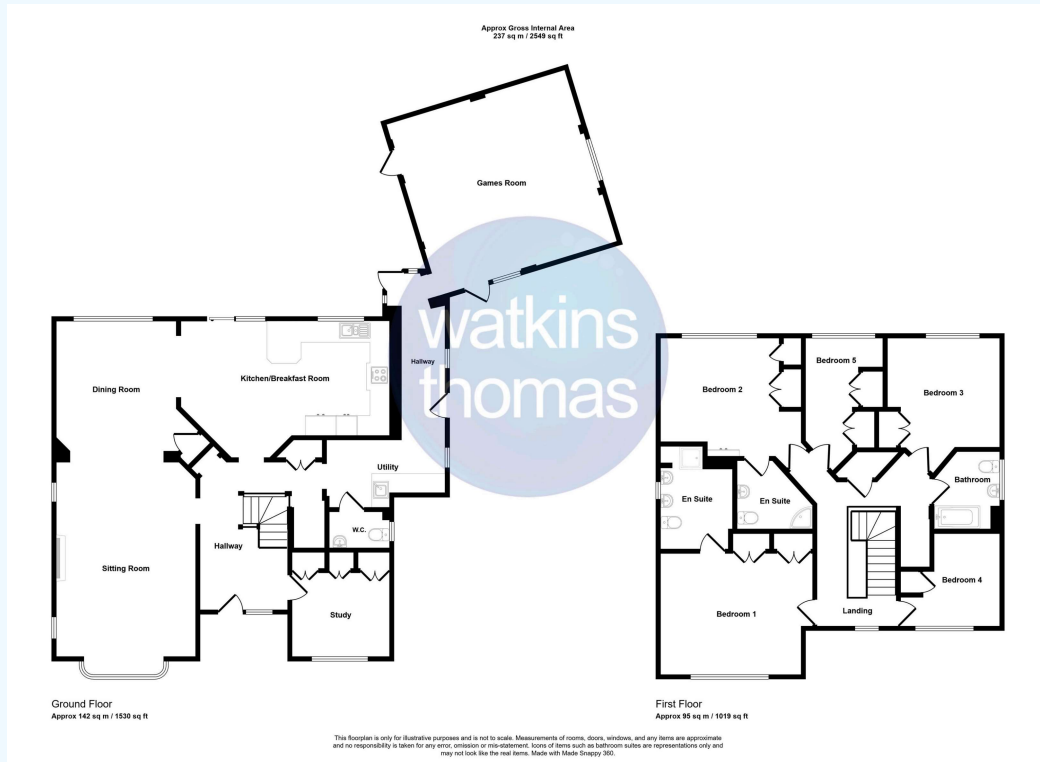
ENERGY PERFORMANCE CERTIFICATE

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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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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