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24 Loder Drive, Aylestone Hill, Hereford, HR1 1DS

An exceptional home in terms of location, accommodation and gardens located off Venns Lane and to the North of Central Hereford.

£565,000 (Freehold)

Residential Sales and Lettings

24 Loder Drive, Aylestone Hill, Hereford, HR1 1DS

LOCATION

Loder Drive is an established residential cul-de-sac located off Venns Lane and about 1 mile North of Central Hereford. The locality is served by a range of amenities, including higher education establishments with the City as a whole offering a variety of shopping, leisure and recreational facilities, together with bus and railway stations.

DESCRIPTION

24 Loder Drive is an exceptional home in terms of its overall condition and the extent of the accommodation that it offers. On the ground floor there is a hall, cloakroom, dining room, kitchen and utility room together with two large reception rooms which have patio doors opening to and overlooking the south facing rear gardens.

On the first floor, there are four good bedrooms, two of which have en-suite facilities together with a bathroom. The property itself is centrally heated and double glazed. The gardens are of particular note and there is a long driveway and turning area which leads to the garage. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Hall

2.72m (8'11") x 1.7m (5'7") (excluding stairway)

A door with double glazed upper panels with adjacent double glazed windows, radiator, tiled floor and with panel style doors to the sitting room and the;

Cloakroom

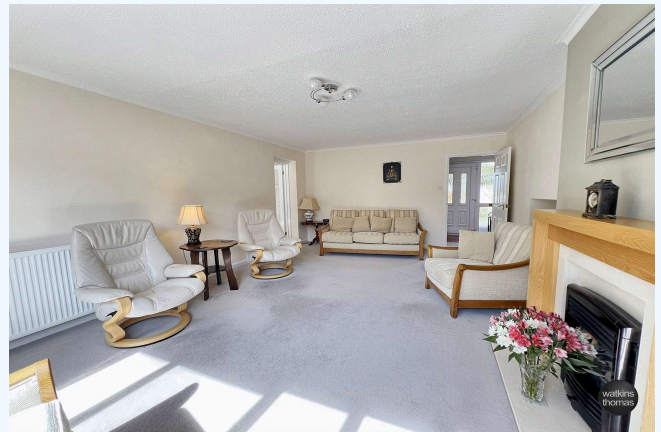
1.37m (4'6") x 1.17m (3'10")

With low level WC and washbasin with mixer tap and cupboards below. Double glazed window, radiator and tiled floor.

Sitting Room

6.1m (20') x 3.91m (12'10")

With a double glazed sliding patio door opening to and overlooking the superb south facing rear garden. Coved ceiling, oak fire surround with marble inset and hearth and living flame gas fire. Radiator. Glazed panelled door to;



Living Room

5.54m (18'2") x 3.25m (10'8")

With a double glazed sliding patio door opening to and overlooking the fine established south facing garden. Double glazed window and a radiator.



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Kitchen/Breakfast Room

3.43m (11'3) x 3.3m (10'10)

With a double glazed window overlooking the rear garden and with fitted base cupboards and drawer units with woodblock effect working surfaces and matching upstand and eye level cabinets. One and a half bowl stainless steel sink unit with drainer and mixer tap. Built in dishwasher, built in double electric oven with four ring gas hob over, splashback and cooker hood above. Fitted breakfast bar, radiator and opening to a;



Dining Room

4.27m (14') x 2.57m (8'5)

With a double glazed window to the front. Wall light points, doors to understairs storage cupboard, radiator and ceramic floor tiles which continue through to the;



Lobby

1.3m (4'3) x 1.22m (4')

With a double glazed door to the rear, tiled floor, sliding door to garage and to;

Utility Room

1.22m (4') x 1.19m (3'11)

With a wall mounted gas fire boiler providing central heating and domestic hot water, double glazed window and tiled floor.

ON THE FIRST FLOOR:

Landing

1.78m (5'10) x 3.61m (11'10) (plus recess)

with access hatch to loft space, sunken ceiling lights, radiator and having a double glazed window to the front, overlooking the close and rooftops to Thinghill in the distance and surrounding tree lined countryside. Airing cupboard with insulated hot water cylinder and panel style doors open to;

Master Bedroom Suite

In three distinct parts it comprises;

Hallway

1.7m (5'7) x .97m (3'2)

With an opening to the bedroom area, panel door to the shower room and with two sets of double doors to wardrobe area with hanging rail and storage shelving.

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Bedroom Area

3.23m (10'7") x 3.05m (10')

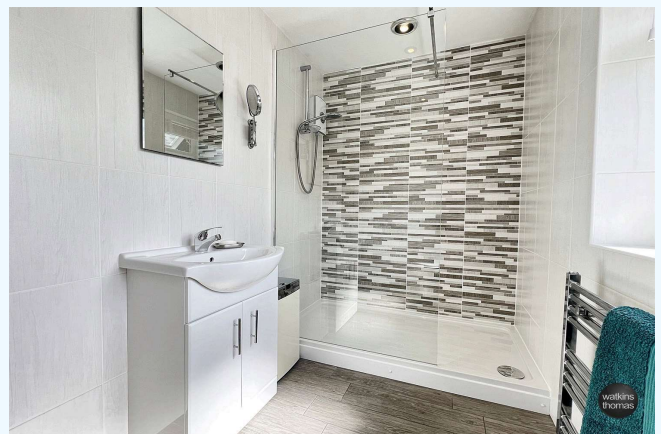
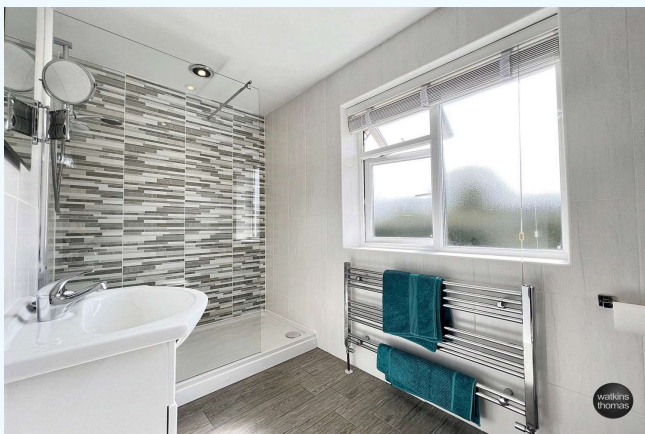
With a double glazed window to the rear and radiator



Ensuite Shower Room

2.9m (9'6") x 1.47m (4'10") (plus door recess)

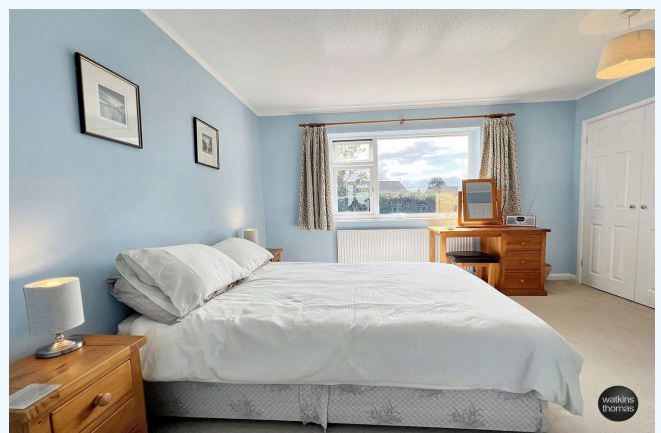
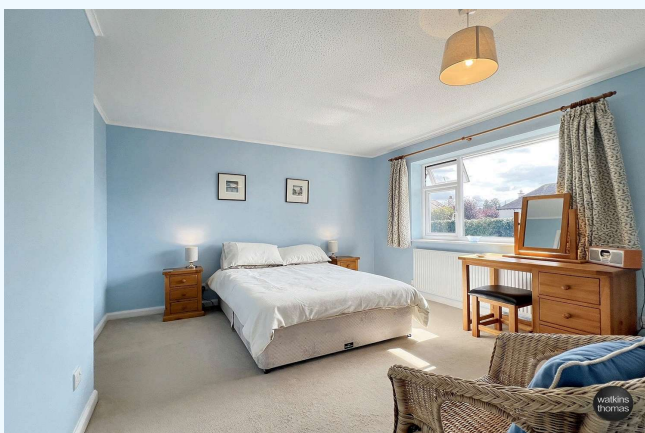
Beautifully appointed and with a decorative tiled wall within the 5' by 2'6" shower area with screen and an electric shower unit. Vanity wash basin with mixer tap and cupboards below with mirror over, low level WC and ladder type radiator, sunken ceiling lights, extractor unit and tiled floor.



Bedroom 2

3.68m (12'1") x 3.51m (11'6")

With a double glazed window overlooking the rear gardens. Radiator, coved ceiling, recessed wardrobe cupboard with hanging rail and storage shelf and having a door to;



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Ensuite Bathroom

2.39m (7'10") x 1.7m (5'7")

With bath, folding screen door and electric shower over, vanity wash basin with mixer tap and cupboards below together with low level dual flush WC. Double glazed window and ladder type radiator, fully tiled walls, tiled floor and shaver point.



Bedroom 3

6.45m (21'2") x 2.34m (7'8") widening to 8' 6"

With two double glazed windows to the front overlooking the close to rising treeline countryside in the distance. Radiator.



Bedroom 4

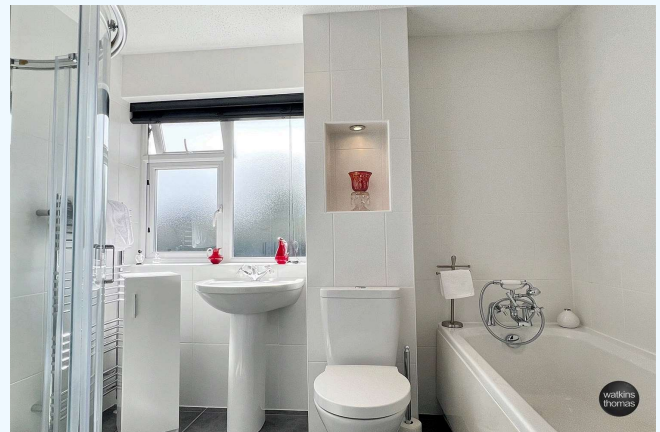
3.3m (10'10") x 2.62m (8'7")

With a double glazed window enjoying the view at the front, coved ceiling, radiator and a pair of sliding door to the wardrobe area, with hanging area and storage shelving.

Bathroom

2.54m (8'4") x 2.29m (7'6")

With fully tiled walls, tiled floor and four piece suite comprising bath with mixer and shower attachment to taps, corner shower cubicle with electric shower unit, pedestal wash basin and low level WC. Double glazed window and a ladder type radiator.



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OUTSIDE:

At the front of the property there is a long tarmacadam driveway which runs to turning/parking area and the INTEGRAL GARAGE (15'8 by 8'2) with up and over door to the front, double glazed window, electric light and power points, together with sliding door to rear lobby.

The drive is flanked by a level lawn garden areas with deep, well stocked beds and borders and an ornamental tree. The rear can be approached at either side of the residence.

The generous rear garden area enjoys a fine southerly aspect and is a particular attribute of this home. Immediately to the rear of the property there is a wide and 10' deep stone sun terrace/patio, from here there is an expanse of lawn which runs to a border of substantial rocks interspersed with a wide variety of shrubs. A short flight of stone steps rise to the upper lawn which has an apple tree, shaped planted borders and at the side of the residence there is a hard standing area



COUNCIL TAX BAND E

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 North to the summit of Aylestone Hill and pass over the first roundabout and at the second, turn left into Venns Lane. Continue along Venns Lane and then take the right hand turn into Loder Drive. At the junction turn right and number 24 is identified on the right hand side by the agents for sale board.

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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.

ID / Date

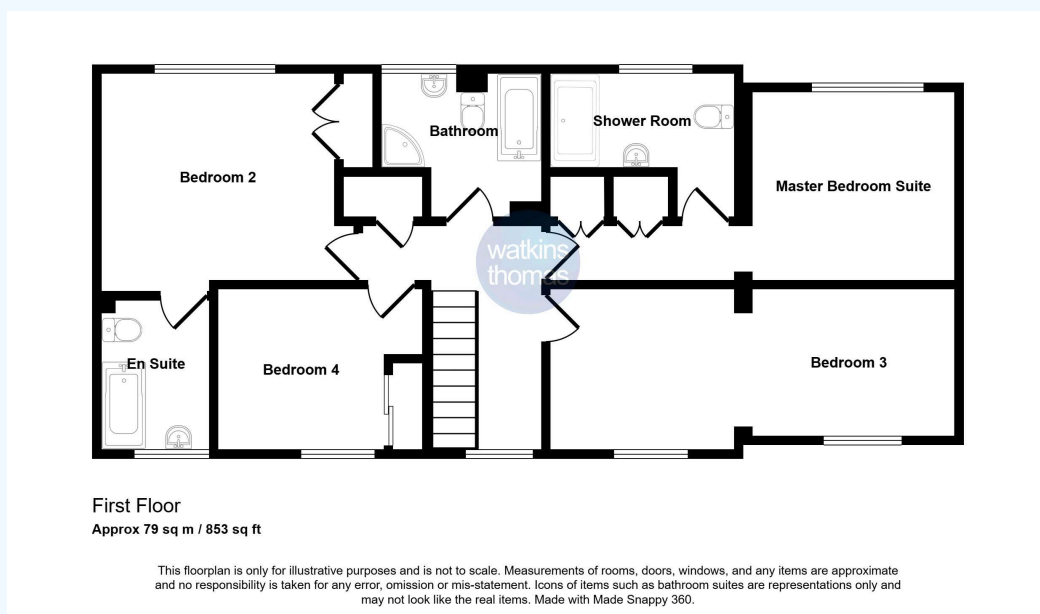
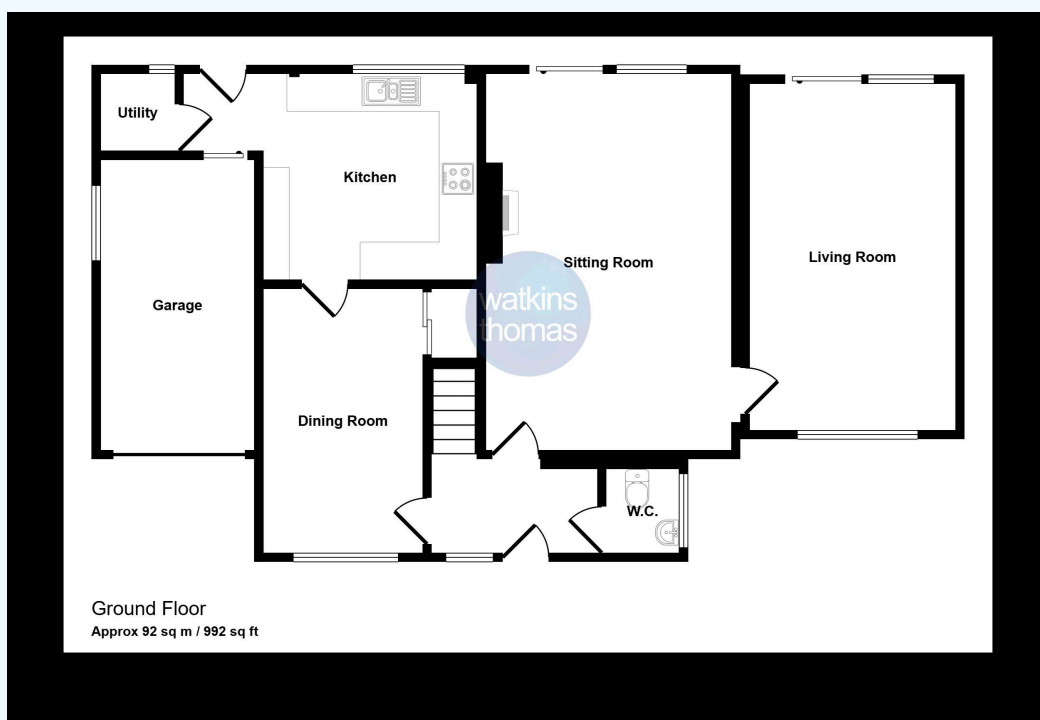
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ENERGY PERFORMANCE CERTIFICATE

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.

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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