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14 Spinney Grove, Hampton Dene, Hereford, HR1 1AY

With a wooded back drop and located at the end of a cul de sac, in the maturing Hampton Dene residential district, a beautifully presented four bedroom detached house with driveway, parking, garage and gardens and office pod.

£375,000 (Freehold)

Residential Sales and Lettings

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LOCATION

Spinney Grove is located off Thistledown Grove, off Queenswood Drive in the maturing Hampton Dene district which lies on the eastern outskirts of the City. Close by there are playing fields and other facilities including educational establishments, for which the general locality is highly sought. Hereford offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

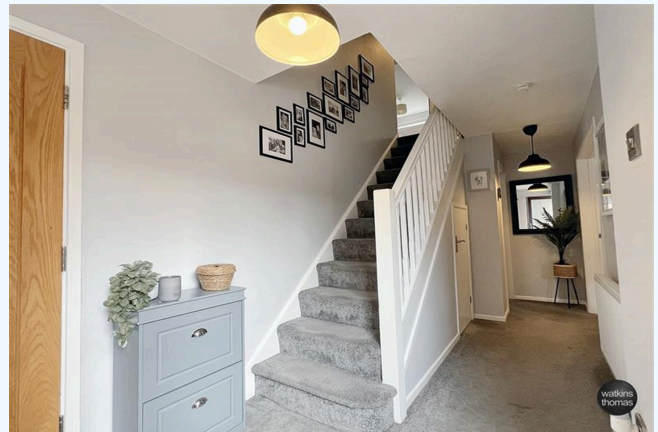
14 Spinney Grove is a detached house which has a gas fired central heating system and double glazed windows. The property is approached through a hallway, off which there is a cloakroom and the doors, of a modern oak design, open to the sitting room and a pair of doors fold into the open plan kitchen/dining room which has been created to provide an exceptional family space. On the first floor there are four bedrooms, one of which has an en-suite, the bathroom is attractively appointed and of note is the parking at the front and the property has a garage. There is a rear garden area with office pod.

ON THE GROUND FLOOR:

Reception Hall

5.49m (18') x 1.93m (6'4)

With stairway off and approached through a double glazed door with adjacent double glazed windows, radiator, understair store cupboard, mat-well and with oak door to the garage and sitting room, a pair of folding doors with glazed upper panels open to the kitchen/dining room and door to;



Cloakroom

1.78m (5'10) x .97m (3'2)

With low level suite comprising WC and vanity washbasin with cupboards below. Tiled course over, mixer tap and double glazed window, radiator and ceramic floor tiles.

Sitting Room

4.57m (15') x 3.81m (12'6)

With a pair of double glazed french doors opening to and overlooking the rear garden. Coved ceiling, sunken ceiling lights, radiator and fireplace with a substantial beam over, tiled inset, tiled hearth and wood burning stove.



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Open Plan Kitchen/Dining Room

6.32m (20'9) x 3.51m (11'6)

A fine open space which in part comprises;

Dining Area

3.73m (12'3) x 2.54m (8'4)

With a double glazed window to the front, radiator, wall light points and woodgrain effect flooring which continues through to the;



Kitchen Area

3.38m (11'1) x 3.53m (11'7)

Beautifully appointed and with fitted base cupboards and drawer units with working surface over, brick effect tiled surrounds, eye level cabinets, breakfast bar area, tall matching storage cupboards, recess with plumbing for dishwasher, one and a half bowl sink unit with drainer and mixer tap, carousel base unit and recess for a range style cooker with splashback and hood over.



ON THE FIRST FLOOR:

Landing

2.54m (8'4) x 1.22m (4') (plus recess)

With access to loft space and oak doors to the boiler cupboard with a wall mounted gas fired boiler which provides central heating and domestic hot water and;

Bedroom 1

3.48m (11'5) x 3.35m (11')

With a double glazed window to the rear, radiator and two double built in wardrobe cupboards with hanging rails and shelves at high level. Oak door to;

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En-Suite Shower Room

2.74m (9') x .91m (3')

With a shower cubicle with shower boarding to walls and an electric shower unit, vanity wash basin with mixer tap and cupboards below together with a low level WC. Sunken ceiling lights, extractor unit, ladder type radiator, fitted mirror and tiled floor.



Bedroom 2

3.61m (11'10) x 2.77m (9'1)

With a double glazed window to the front, radiator and along one wall there are two sets of double wardrobe cupboards provided with hanging rails and storage shelving.



Bedroom 3

3.05m (10') x 3m (9'10)

With a double glazed window to the rear and radiator.



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Bedroom 4

3.71m (12'2) x 2.08m (6'10)

With a double glazed window to the front, feature timber panelling to one wall, radiator and a deep over stair storage cupboard with hanging rail and storage shelving.



Bathroom

2.26m (7'5) x 2.13m (7')

With suite comprising shower cubicle with thermostatically controlled twin headed shower unit and shower boarded walls, bath with mixer tap and shower spray attachment, low level WC and vanity wash basin with mirror over. Attractively tiled walls, ladder radiator, sunken ceiling lights, extractor unit, double glazed window and ceramic floor tiles.



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OUTSIDE:

The property is approached over a driveway which runs to the INTEGRAL GARAGE (17' 4 by 9' 1) which has a electric roller door to the front, electric light and power points. Adjacent to the driveway there are further parking facilities at the front of the property.

The rear garden can be approached from the side of the residence and offers a deep paving stone patio area which is the width of the residence with a shaped lawn garden beyond. Within the rear garden area there is a section of decking with a cabin/office pod over (approximately 10' x 8'). The office pod is approached through a pair of double glazed doors under a wide pillared and has a double glazed window. It is also insulated, has wood effect flooring together with power points and electric lights.



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.

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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 St Owen Street and follow through onto Ledbury Road. At the traffic lights, turn right into and proceed for the length of Church Road, passing over into Gorsty Lane. Continue along Gorsty Lane and then take the left hand turn into Sudbury Avenue, turn left into Gurney Avenue and then turn left into Queenswood Drive. Continue along Queenswood Drive, turn right into Thistledown Grove and follow through into Spinney Grove where the subject property will be identified towards the end of the cul de sac 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.

ID / Date

ID41506

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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.

