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### 53 Mantella Drive, Hampton Dene, Hereford, HR1 1FB

*'Situated to the north east of Hereford City a well presented, four bedroom, detached family home with en-suite to master bedroom, gas central heating, double glazing, two reception rooms, kitchen/dining room, off road parking, garage and enclosed rear garden'*

**£440,000 (Freehold)**

**Residential Sales**

# 53 Mantella Drive, Hampton Dene, Hereford, HR1 1FB

## LOCATION

The property is located to the north east of Hereford City in the popular Hampton Dene district. 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 well presented, four bedroom detached family home, with the added benefit of en-suite to the master bedroom, two reception rooms, gas central heating, double glazing, off road parking, garage, garden summer house/studio with accommodation comprising entrance hall, cloakroom, sitting room, family room, kitchen/dining room, first floor landing with four bedrooms, en-suite to the master bedroom and family bathroom. In more detail the accommodation comprises:

### ON THE GROUND FLOOR:

#### Canopy Entrance Porch

With outside light and double glazed panelled door to the entrance hall.

#### Entrance Hall

With stairway having wooden hand rail, panelled radiator, wood grain effect flooring, meter cupboard, boiler cupboard, doors to the sitting room, study/family room, kitchen/dining room and cloakroom.



#### Cloakroom

With low flush wc, pedestal mounted wash hand basin, tiled splash backs, mirror over, extractor fan, radiator and wood grain effect flooring.

#### Sitting Room

5.11m (16'9) x 3.1m (10'2)

With double glazed window to the front, two panelled radiators, television point and double glazed French doors giving access to the rear garden.



## 53 Mantella Drive, Hampton Dene, Hereford, HR1 1FB

### Study/Family Room

3.28m (10'9) x 2.97m (9'9)

With front and side aspect double glazed windows and panelled radiator.



### Kitchen/Dining Room

4.6m (15'1) (maximum) x 4.6m (15'1) (maximum - L-shaped room)

With two side aspect double glazed windows and double glazed French doors giving access to the garden. A range of units comprising 1½ bowl sink drainer unit with mixer tap, work surface, splash backs, base units under with matching wall units, integrated dishwasher, integrated fridge freezer, integrated microwave and integrated oven. Integrated electric hob with cooker hood over, integrated washing machine, panelled radiator and wood grain effect flooring.



# 53 Mantella Drive, Hampton Dene, Hereford, HR1 1FB

## ON THE FIRST FLOOR:

### Landing

With rear aspect double glazed window, panelled radiator, smoke alarm, access hatch to loft space, doors to bedrooms and bathroom.



### Bedroom 1

4.62m (15'2) x 3.07m (10'1)

With side and rear aspect double glazed windows, panelled radiator, television point, thermostat for central heating, a range of wardrobes and door to the en-suite shower room.

### En-suite Shower Room

With side aspect double glazed window, suite comprising double shower cubicle with thermostatically controlled shower, low flush wc, pedestal mounted wash hand basin, partially tiled wall surround, extractor fan and wood grain effect flooring.



### Bedroom 2

4.5m (14'9) x 2.67m (8'9) (plus door recess)

With front and side aspect double glazed windows including a view through an Avenue to the Lugg Meadows with rising countryside in the distance and panelled radiator.

### Bedroom 3

3.71m (12'2) (maximum) x 2.77m (9'1) (plus door recess)

With front aspect double glazed window and panelled radiator.

## 53 Mantella Drive, Hampton Dene, Hereford, HR1 1FB

### Bedroom 4

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

With rear aspect double glazed window and panelled radiator.



### Family Bathroom

2.06m (6'9) x 1.7m (5'7)

With suite comprising panel enclosed bath with mixer tap and thermostatically controlled shower over, low flush wc, pedestal mounted wash hand basin, panelled radiator, extractor fan, partially tiled wall surround and wood grain effect flooring.



### OUTSIDE:

#### Garage & Driveway

At the side of the property there is tandem double length tarmacadam driveway which leads to a DETACHED GARAGE (17' x 9'9) with up and over door to the front, power and light.

#### Gardens

To the front of the property there is a triangular garden area with pathway running to the front door. This area is lawned and has a boundary of shrubs and there is a further garden area planted to the side of the property.

A rear access gate from the driveway opens to the garden where there is a patio area formed in Indian stone with a raised sleeper style border planted with shrubs and trees. A lawned garden area gives access to the STUDIO/HOME OFFICE/GYM (9'4 x 9'4) with windows to the front, a pair of French doors, laminate flooring, power and lighting. The garden is enclosed by fencing and walling to provide a degree of privacy.



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### Management Charge

We understand that there is a management charge of approximately £250 payable every six months in respect of the maintenance of the development (subject to confirmation).

### 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 east along Ledbury Road, pass over the roundabout by The Rose and Crown public house, pass over the Tupsley Cross (The Monument) and on the outskirts of the City turn right into Hampton Dene Road. Pass the public house and turn left into Mantella Drive where the property is located 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

25th February 2026

ID42466

# 53 Mantella Drive, Hampton Dene, Hereford, HR1 1FB

## 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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	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.