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36 Quarry Road, Tupsley, Hereford, HR1 1SS

In a highly sought residential location near amenities and north east of the City Centre, an extended home which offers four bedrooms and immaculately presented accommodation, including two reception areas, a conservatory and kitchen. The property backs onto 'The Quarry' and has excellent parking to the front, a private garden at the rear and useful garage with utility area off.

£350,000 (Freehold)

Residential Sales

36 Quarry Road, Tupsley, Hereford, HR1 1SS

LOCATION

Quarry Road is a sought after residential destination, located in the Hampton Dene/Tupsley residential district which lies about one and a half miles north east of central Hereford. The locality is sought for its ease of convenience to local facilities, including primary and secondary schools, the colleges are a short distance away in Folly Lane and the property backs onto 'The Quarry', an area of amenity land, for which the district is sought.

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

36 Quarry Road is a mature, semi detached home which is immaculately presented throughout and is provided with central heating and double glazing. A two storey extension has been added at the side and there is now the additional benefit of an excellent garage facility, to the rear of which there is a utility room with cloakroom and a double master bedroom suite over with shower room.

This well presented home also offers a hall, sitting room with dining area off, beyond which there is a conservatory overlooking the well maintained rear garden along with a kitchen. In total, the property offers four bedrooms, as mentioned one of which is en-suite, and there is also a bathroom and separate WC. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

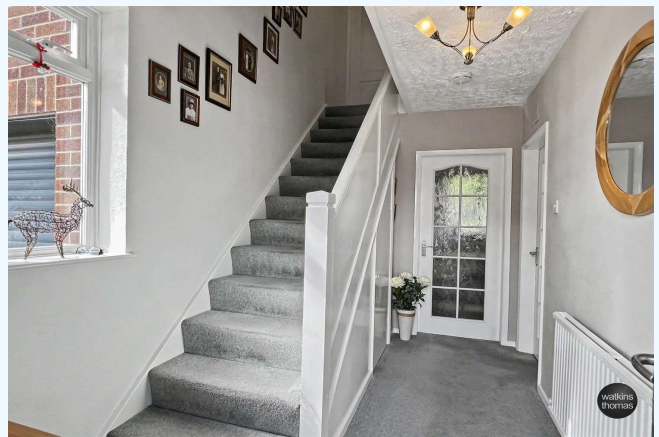
Entrance Porch

With a modern composite door with double glazed upper panels to the;

Reception Hall

3.48m (11'5) x 1.98m (6'6)

With a stairway to the first floor, double glazed window to the side, wall mounted thermostat, door to under stair cupboard, radiator and with a glazed panel door to the kitchen and a glazed panel door to;



Sitting Room

4.27m (14') x 3.45m (11'4) (widening to 12' 9)

With coved ceiling, double glazed window to the front, radiator and wall light points. Living flame gas fire and with a 4' 11 wide opening to;



Dining Room

2.95m (9'8) x 2.79m (9'2)

With a hatch to the kitchen, radiator, coved ceiling and a pair of doors to;

36 Quarry Road, Tupsley, Hereford, HR1 1SS

Conservatory

3.25m (10'8) x 2.18m (7'2)

With a pair of double glazed French doors opening to and overlooking the rear garden and with double glazed windows in a hardwood surround with roof over. Radiator, tiled floor and wall light points.



Kitchen

3.4m (11'2) x 2.92m (9'7)

With a double glazed window overlooking the rear garden and with modern base cupboards and drawer units with working surface over, tiled surrounds and matching eye level cabinets. Composite one and a half bowl sink unit with drainer and mixer tap, plumbing for dishwasher, built in double electric oven and four ring hob with cooker hood over. Radiator, ceramic floor tiles and with a door to the garage.



36 Quarry Road, Tupsley, Hereford, HR1 1SS

Utility Room

3.05m (10') x 2.44m (8')

This area is approached through the garage and comprises fitted base cupboards, single drainer stainless steel sink unit with mixer tap, double glazed window overlooking the rear garden and with fitted working surface with plumbing below for washing machine, eye level cabinets and a tall storage cupboard. Sunken ceiling lights, extractor unit, double glazed door to outside and door to;



Cloakroom

With low level WC and corner wash basin. Double glazed window, sunken ceiling light and radiator.

ON THE FIRST FLOOR:

Landing

2.46m (8'1") x 2.01m (6'7")

With an access hatch to loft storage space and with doors to bedrooms 2, 3 and 4, the bathroom, the separate WC and the;



MASTER BEDROOM SUITE

Which comprises:

Bedroom Area

3.05m (10') x 5.05m (16'7") (18' 10" maximum)

With a double glazed window with vertical blinds to the front, radiator and door to;



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36 Quarry Road, Tupsley, Hereford, HR1 1SS

Ensuite Shower Room

3.05m (10') x 1.57m (5'2) (plus door recess)

With fully tiled walls comprising a shower area behind a screen door and with a wall mounted electric shower unit, vanity sink unit with mixer tap and drawers together with low level WC. Ladder type radiator, tiled floor, extractor unit, sunken ceiling lights and double glazed window.



Bedroom 2

3.45m (11'4) x 3.05m (10') (12' to rear of wardrobes)

With a double glazed window with vertical blinds to the front, recess with three mirror fronted sliding doors, radiator and double floor to ceiling cupboards in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



Bedroom 3

3.78m (12'5) x 2.92m (9'7)

With a double glazed window overlooking the beautifully presented rear garden, with the tree lined quarry beyond. Radiator.



Bedroom 4

2.67m (8'9) x 2.44m (8')

With a double glazed window to the front with vertical blind. Radiator.



36 Quarry Road, Tupsley, Hereford, HR1 1SS

Bathroom

1.85m (6'1) x 1.55m (5'1)

With suite comprising bath with electric shower over, pedestal wash basin and with tiled walls, double glazed window, tiled floor and ladder type radiator. Extractor unit.



Separate WC

1.85m (6'1) x .79m (2'7)

With low level WC, radiator and double glazed window.

OUTSIDE:

Driveway & Garage

At the front of the property there is a block paviour driveway, which provides off road parking for three vehicles. The driveway is flanked by a well maintained L-shaped flower border and the driveway leads to the INTEGRAL GARAGE (16' 1 by 10' 2) with electric roller door and a maximum ceiling height of 8' 10 and with electric light and power point.

Garden

The rear garden enjoys a fine south and westerly aspect and is superbly presented. There is an outside water tap, outside lights and a paving stone sun terrace/patio area of irregular size slabs towards each end of which there is a step in a low natural stone wall to a second garden area, which is stoned and has rockeries. Within the rear garden area, there is a garden store and a further timber store, together with a corrugated greenhouse. From the rear garden, there is a gate to 'The Quarry'.



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COUNCIL TAX BAND C

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 along St Owen Street and follow through into Ledbury Road. Continue along Ledbury Road to the traffic lights by Tupsley Cross and then turn right into Church Road. Continue along Church Road and then take the right hand turn into Quarry Road, where number 36 will be identified on the right hand side by the agent's for sale board.

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.

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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.