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14 Church Croft, Madley, Herefordshire, HR2 9LT

Situated to the south of Hereford city in the popular village location of Madley, a well presented four/five bedroom semi detached family home with oil central heating, double glazing, off road parking and good size enclosed rear garden.

£410,000 (Freehold)

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LOCATION

The property is located to the south of Hereford city in the popular village location of Madley. 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/five bedroom extended semi detached family home with off road parking, oil central heating, double glazing and good size enclosed rear garden. The accommodation comprises entrance hall, sitting room, dining room, conservatory, kitchen, utility, shower room, downstairs bedroom or family room, first floor landing with access to four bedrooms and bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Double glazed panelled entrance door leading to the;

Entrance Hall

With double glazed window, panelled radiator, stairs to the first floor, under stair storage cupboard, feature front aspect double glazed portal window, laminated flooring, smoke alarm, door to the sitting room and kitchen.

Sitting Room

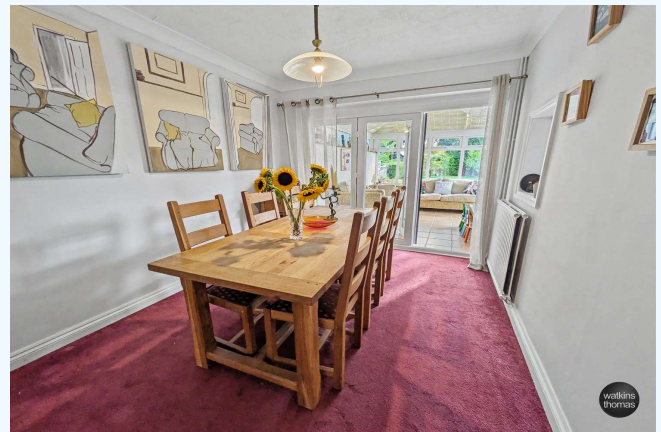
5.46m (17'11) (maximum) x 3.94m (12'11) (maximum)

With front aspect double glazed window, multi fuel burner with decorative surround, panelled radiator, coved ceiling and arch to the dining room.

Dining Room

3.02m (9'11) x 2.72m (8'11)

With coved ceiling, panelled radiator and bifold double glazed doors to the conservatory.



Conservatory

3.78m (12'5) x 2.82m (9'3)

Of UPVC construction with double glazed windows, tiled flooring, under floor heating and side aspect double glazed french doors giving access to the garden.

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Kitchen

3m (9'10) x 2.97m (9'9)

With rear aspect double glazed window, a range of units comprising one and a half bowl sink drainer unit with work surface, tiled splashbacks, base units under with matching wall units. Integrated electric double oven, five ring Neff electric hob with cooker hood over, space for upright fridge/freezer, laminated flooring and door to the utility room.



Utility Room

4.14m (13'7) x 1.6m (5'3)

With rear aspect double glazed window, work surface with plumbing and space for washing machine, space for under counter freezer, rear aspect double glazed door to the garden and door to the wet room.

Wet Room

With low flush WC, vanity wash hand basin, thermostatically controlled shower with rainwater shower head, PVC wall panelling, panelled radiator and extractor fan.

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Family Room/Bedroom 5

4.19m (13'9) x 4.14m (13'7)

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



ON THE FIRST FLOOR:

Landing

With smoke alarm, access hatch to loft space, doors to bedrooms and bathroom.

Bedroom 1

5.11m (16'9) x 3.51m (11'6) (to the wardrobe)

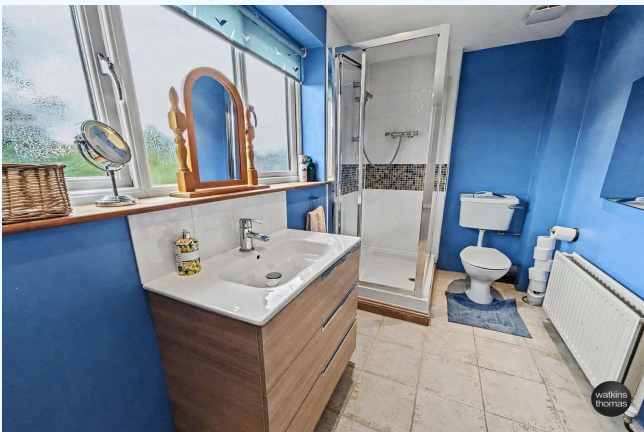
With front aspect double glazed window, a range of built in wardrobes, panelled radiator and door to ensuite bathroom.



Ensuite Bathroom

4.14m (13'7) x 1.65m (5'5)

With rear aspect double glazed window with suite comprising panel enclosed bath with mixer tap, electric shower over, shower cubicle with thermostatically controlled shower, vanity wash hand basin, low flush WC, panelled radiator, vinyl flooring, heated towel rail and access hatch to loft space.



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Bedroom 2

3.33m (10'11) (maximum) x 3.02m (9'11)

With rear aspect double glazed window and panelled radiator.



Bedroom 3

3.76m (12'4) x 3.33m (10'11) (maximum)

With front aspect double glazed window, built in wardrobe with sliding doors and panelled radiator.



Bedroom 4

2.67m (8'9) (maximum including bulkhead) x 2.41m (7'11)

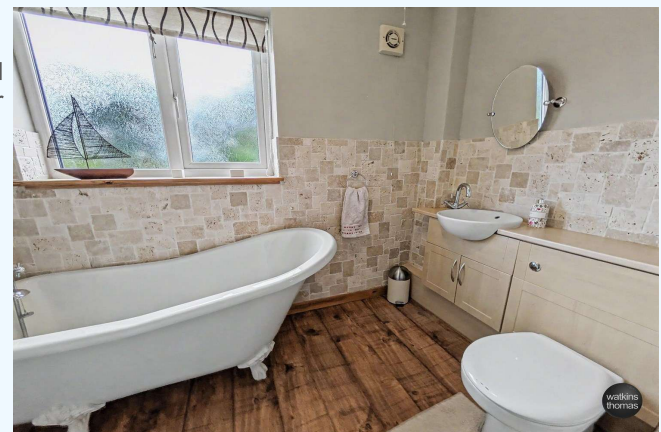
With front aspect double glazed window and panelled radiator.



Bathroom

2.54m (8'4) x 1.65m (5'5)

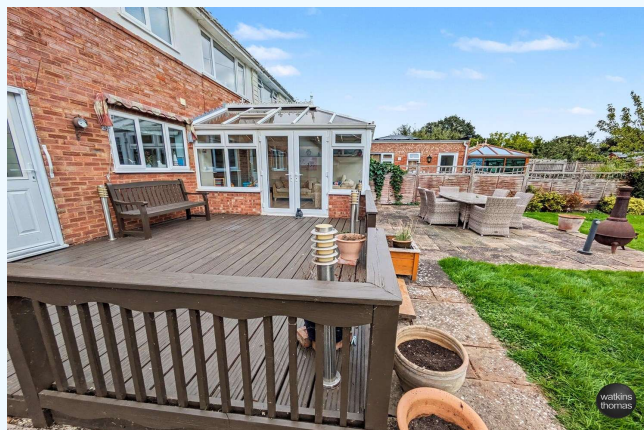
With rear aspect double glazed window, suite comprising roll top bath, low flush WC, vanity wash hand basin, extractor fan, partially tiled wall surround and laminated flooring.



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OUTSIDE:

To the front of the property is a gravelled area with driveway, a side access gate and path give access to the rear garden where there is a patio and decked patio leading to the main garden which is laid to lawn. There are various shrub borders and the garden is enclosed by hedging and fencing to provide a degree of privacy.



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, water and drainage services are connected to the property. We understand that the gas pipe is in the driveway but it is not connected to the property. Central heating is via oil. 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 .

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DIRECTIONAL NOTE

Proceed out of Hereford along the Belmont Road. On reaching the roundabout, take the second exit onto the A465 Hereford to Abergavenny Road. Take the second turning on the right hand side signposted Clehonger and proceed to the village of Clehonger. Proceed through the village and continue towards Madley. On entering the village of Madley, take the first left hand turning and proceed past the Church then turn left into Church Croft, where 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.

3rd October 2026

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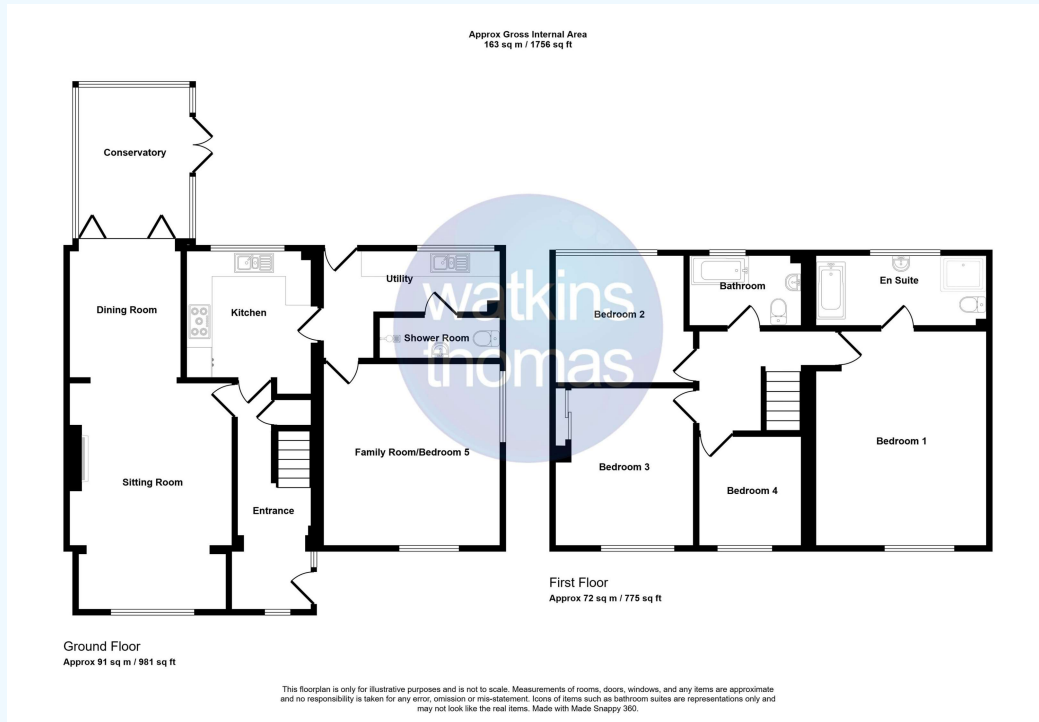
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ENERGY PERFORMANCE CERTIFICATE

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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