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5 Fountains Close, Belmont, Hereford, HR2 7XY

Located in an established residential cul de sac to the south of central Hereford in the maturing Belmont district, a beautifully presented and extended four bedroom detached house with an individual garden room addition at the rear. The property is centrally heated and double glazed and has a wide block paviour driveway to the front, a garage and garden.

£400,000 (Freehold)

Residential Sales

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LOCATION

Fountains Close is a residential cul de sac, located off Abbottsmead Road and lies on the established Belmont development, which is just over one mile from Hereford city centre. In the area, there are a range of amenities, including a supermarket with access to river side walks and the town by a river side pathway.

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

5 Fountains Close is an established detached home, which has a two storey extension to the side, providing an excellent master bedroom and ensuite facility and at the rear a garden room of note has been added. 5 Fountains Close is centrally heated and double glazed, it has good parking facilities to the front together with a garage and a well planned garden area. Immaculately presented throughout, the property in more detail offers;

ON THE GROUND FLOOR:

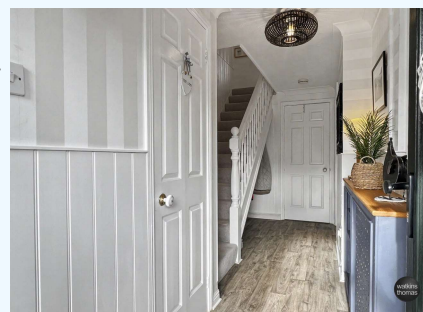
Canopy Porch

2.26m (7'5) x .79m (2'7)

With outside light and composite door with leaded and double glazed upper panels to;

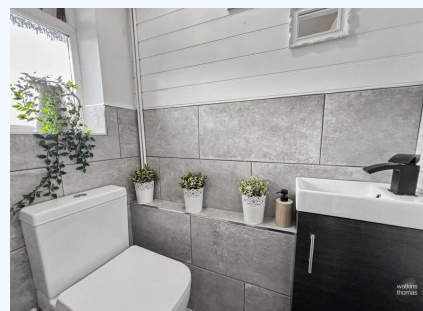
Reception Hall

With stairway off, part with painted timber panelling and part timber panelling to dado height, feature glass bricks to the sitting room and coved ceiling. Radiator with cover. There are panel doors to the kitchen, dining room, sitting room and the;



Cloakroom

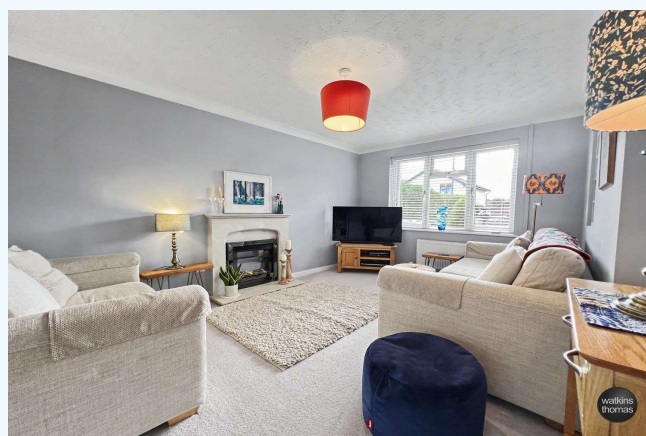
With white suite comprising low level WC and wash basin with mixer tap over. Part tiled wall and tiled floor, double glazed window and radiator.



Sitting Room

4.39m (14'5) x 3m (9'10) (widening to 10'5)

With a double glazed window with venetian blind to the front, coved ceiling, marble fire surround and hearth with living flame electric fire.



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Open Plan Living Room/Dining Room

5.21m (17'1) x 3.05m (10')

With double glazed window to the rear, radiator, tile effect flooring and with a opening to the kitchen and a 5' 10 wide opening to;



Garden Room

3.51m (11'6) x 2.95m (9'8)

With a tall apex roof with twin velux lights and with a shaped double glazed window to the garden and with a pair of double glazed french doors with adjacent windows and further windows opening to and overlooking the rear garden. Deep display window sills, radiators and tile effect flooring.



Kitchen

2.67m (8'9) x 2.49m (8'2)

With double glazed window overlooking the rear garden and with an extensive range of soft close base cupboards and drawer units with wood block working surfaces over, brick effect tiled surrounds and eye level cabinets. Double glazed window overlooking the rear garden, one and a half bowl sink unit with mixer tap, built in electric oven with four ring hob over and cooker hood above, together with built-in dishwasher and a continuation of the tiled floor, wine rack, microwave housing and with a door to the garage.



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ON THE FIRST FLOOR:

Landing

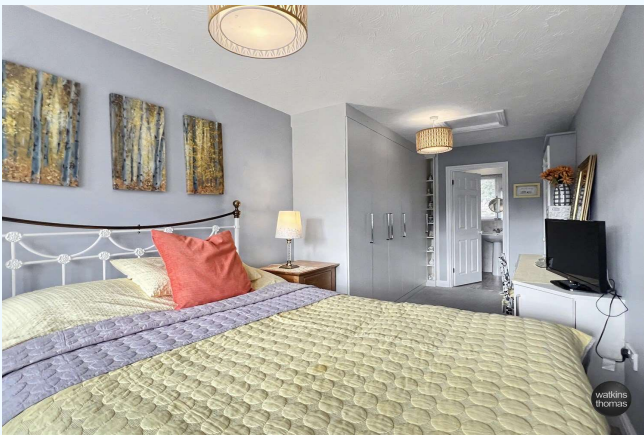
With access to roof space and with doors to the bedrooms, bathroom and the linen cupboard.



Master Bedroom

5.69m (18'8) x 2.36m (7'9)

With double glazed window to the front with venetian blind, radiator and with built in units including a double wardrobe cupboard and three single wardrobe cupboards, all providing with hanging rail, desk unit with centre dressing table, access hatch to second loft space and with a door to;



Ensuite Shower Room

2.34m (7'8) x 1.7m (5'7)

With a double glazed window to the rear and wide shower cubicle with thermostatically controlled shower unit and tiled walls, which continue to dado height through the rest of the bathroom, pedestal wash basin and low level WC. Extractor unit and radiator.



Bedroom 2

3.07m (10'1) x 3.18m (10'5) (narrowing to 9' 9)

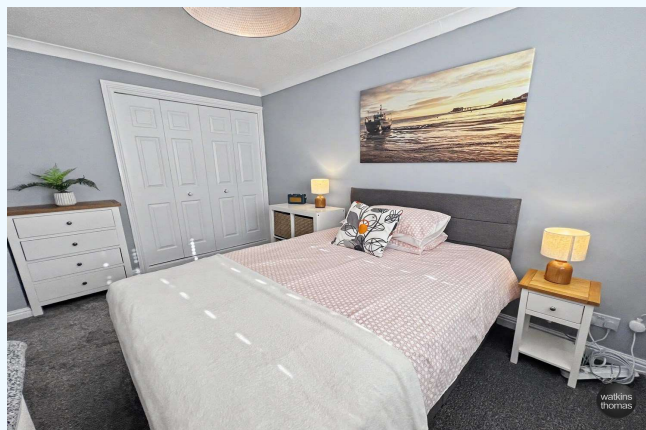
With a double glazed window with venetian blind to the rear, radiator and with a recess wardrobe area with shelving.

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Bedroom 3

3.68m (12'1) x 2.77m (9'1)

With a double glazed window to the front with venetian blind, radiator, coving to ceiling and wide recess wardrobe area with two sets of folding doors.



Bedroom 4

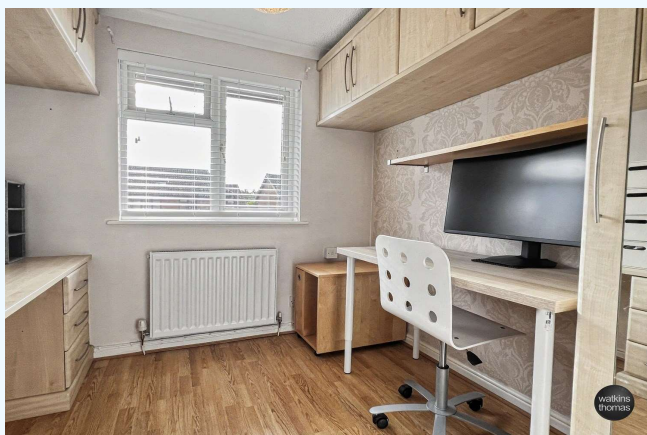
2.36m (7'9) x 2.36m (7'9)

With a double glazed window to the front with venetian blind and with fitted units including a wardrobe cupboard with mirror fronted door, high level cabinets along two walls and further base drawer units with desk surface between and floor to ceiling shelving. Radiator and wood laminate flooring.

Bathroom

2.13m (7') x 1.7m (5'7)

With white suite comprising bath with an electric shower over and tiled walls, further tiling to part of walls and with a vanity wash basin with mixer tap with cupboards below and low level WC. Double glazed window and ladder type radiator.



OUTSIDE:

Driveway & Garage

To the front of the property there is a three car width driveway which leads to a gateway which runs to the rear garden and the INTEGRAL GARAGE (18' x 8') with electric roller door to the front, electric light and power points and with plumbing for a washing machine. Wall mounted gas fired boiler providing central heating and domestic hot water.

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Gardens

At the rear of the property there is a large square and rectangular paving stone patio entertaining area, garden store and a low step with flagstone over leading to the private rear garden which comprises a shaped lawn, seating area, stone chip area with paving stones across and a raised planted border.



COUNCIL TAX BAND D

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. There are numerous solar panels which provide electricity. 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 south west on the Belmont Road and at the roundabout take the fourth exit into Abbotsmead Road. Continue along Abbotsmead Road and then turn left into Fountains Close, where Number 5 will be identified on the left 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.

12 October 2026

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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.

