



111 DORCHESTER WAY

BELMONT HR2 7ZW

£395,000
FREEHOLD

Situated within this popular residential location south of Hereford City, a fantastic modern detached four bedroom family home. The property benefits from driveway parking, integral garage and a good sized garden. A viewing is highly recommended.



111 DORCHESTER WAY

- Ideal family home • Modern detached house • Four bedrooms, one en-suite • Driveway, garage & garden • Popular residential location • Must be viewed!



Ground floor

With recessed porch and entrance door into the

Entrance hallway

With wood effect flooring, coving, ceiling light point, smoke alarm, radiator, carpeted stairs leading up with useful under stair storage cupboard and doors into

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splash back, radiator, double glazed window and ceiling light point.

Living room

With fitted carpet, coving, two radiators, large double glazed bay window to the front aspect, recess spotlights and double doors opening into the

Dining room

With fitted carpet, coving, ceiling light points radiator, double glazed french doors into the conservatory and door leading into the kitchen.

Kitchen/breakfast room

Fitted with contrasting wall and base units, ample work surface space, fitted island with breakfast bar and storage under, 1 1/2 bowl sink and drainer unit, five ring gas hob with extractor hood over, under counter space for washing machine, integrated slimline dishwasher, integrated neff oven and grill, space for an American style fridge/freezer, recess spotlights, radiator, double glazed window and door out to the rear garden.

Conservatory

With tiled floor, power points, ceiling light point and fan, double glazed windows and doors out to the rear garden.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, cupboard housing the gas central heating and doors to

Bedroom one with en-suite

With fitted carpet, ceiling light point, two radiators, two double glazed windows to the front aspect, triple built in wardrobe and door into the En-suite

With large walk in shower with tiled surround and shower head over, wash hand basin, low flush w/c, heated towel rail, double glazed window and recess spotlights.

Bedroom two

With fitted carpet, ceiling light point, radiator, double glazed window overlooking the rear garden, ample space for wardrobes.

Bedroom three

With fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and ample space for wardrobes.

Bedroom four

With fitted carpet, ceiling light point, radiator, double glazed window and triple built in wardrobes.

Bathroom

Three piece suite comprising p shaped bath with rainfall shower head over and tiled surround, wash hand basin, w/c, heated towel rail, illuminating mirror, recess spotlights and double glazed window.

Outside

To the rear, doors from the conservatory and kitchen open onto a large paved patio with a step leading to a good sized area of lawn with a border of ornamental shrubs and plants, there is a raised patio area with outside power points and pergola. A useful area of storage to the side of the house with an access gate to the other. Useful outside tap. The rear is enclosed by fencing. To the front a double width tarmac driveway providing off road parking with an area of lawn, access to the porch and front door, access to the up and over door of the garage and paved pathway leading to the rear garden.

Directions

Proceed south out of Hereford along Belmont Road proceeding to the roundabout taking the third exit onto Northolme Road, proceed to the roundabout and take the first left onto Dorchester Way, proceed towards the end of the road and the property is situated on the left hand side.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Tenure & Possession

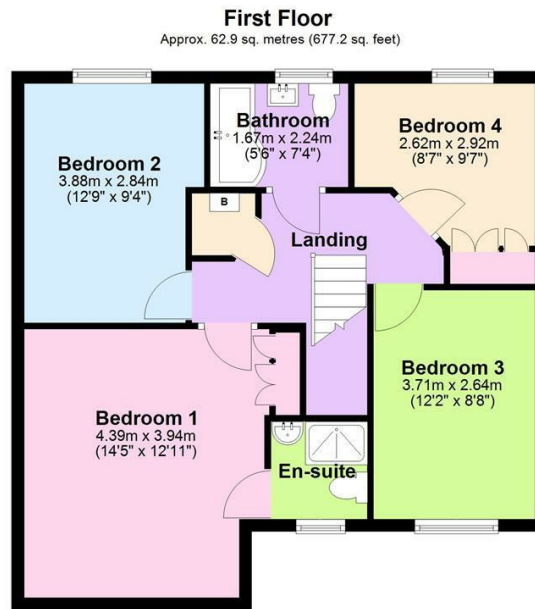
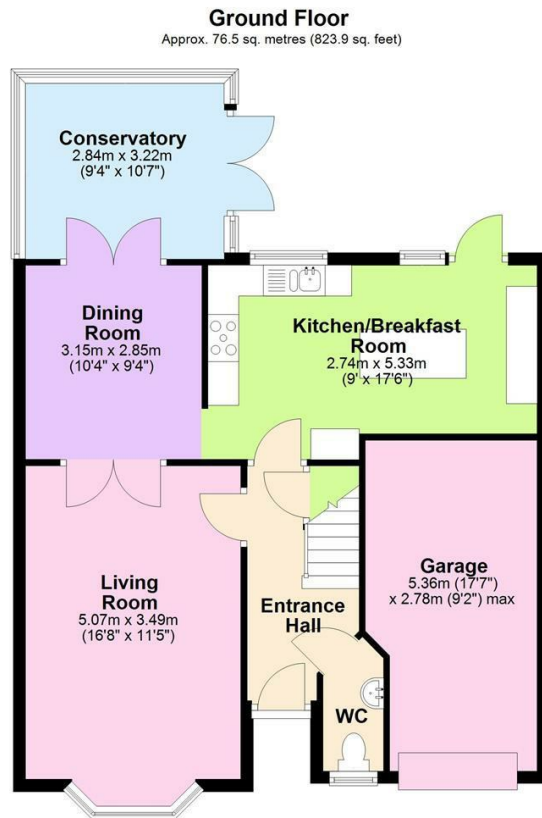
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

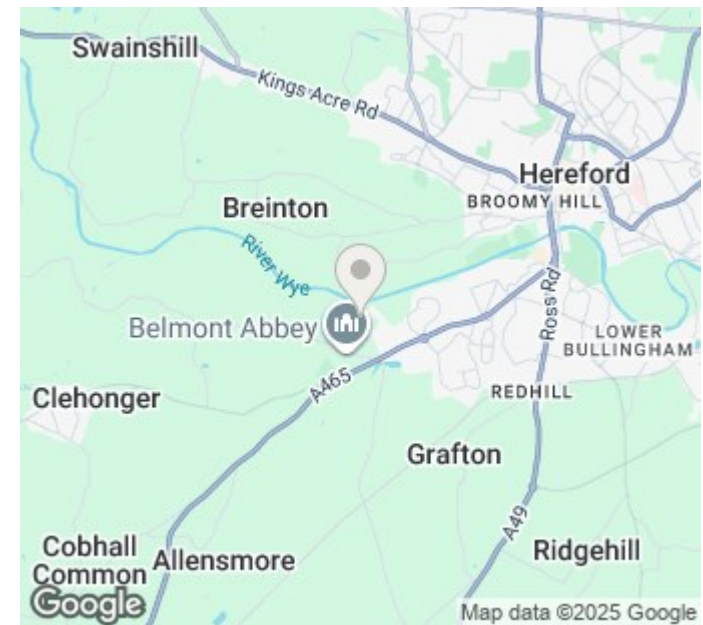
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Total area: approx. 139.5 sq. metres (1501.1 sq. feet)

EPC Rating: C Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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