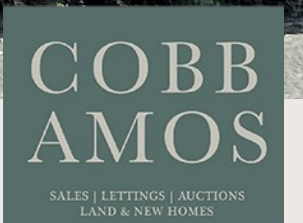


1, Dymock Red Walk, Holmer, HR1 1GN  
Price £350,000





# 1 Dymock Red Walk Holmer

This wonderful detached house offers a perfect blend of modern living and comfort. Built in 2015, this property spans an impressive 1,356 square feet, providing ample space for families or those who enjoy entertaining.

The property boasts a lovely large entrance hall with stairs rising to the first floor, the contemporary design and high-quality finishes throughout the home make it both stylish and practical.

The property offers convenient parking and a separate garage to the rear. The surrounding area is peaceful and family-friendly, making it an ideal location for those seeking a tranquil lifestyle while still being within easy reach of local amenities.

With its modern features and spacious layout, it is sure to appeal to a wide range of buyers looking for a new place to call home. Don't miss the opportunity to view this exceptional property.

TO ARRANGE A VIEWING AT THIS PROPERTY PLEASE CALL 01432-266007

- Detached family home
- Four bedrooms, one with en-suite
- Kitchen/Breakfast room with appliances
- Utility room & downstairs cloakroom
- Garage & allocated parking
- Enclosed garden with rear access
- Separate living room & dining room
- Popular residential location
- Gas central heating & double glazing
- No onwards chain

## Material Information

**Price** £350,000

**Tenure:** Freehold

**Local Authority:** Herefordshire Council

**Council Tax:** E

**EPC:** C (76)

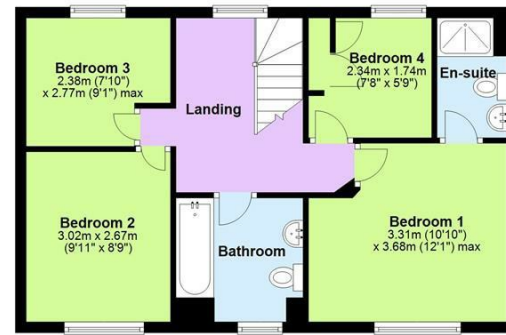
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Please note that the dimensions stated are taken from internal wall to internal wall.

**Ground Floor**  
Approx. 56.6 sq. metres (609.7 sq. feet)



**First Floor**  
Approx. 49.9 sq. metres (537.2 sq. feet)



## Material Information

**Price** £350,000

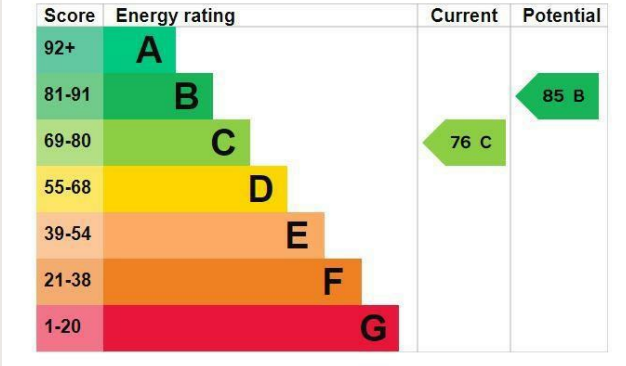
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

## Introduction

This four bedroom detached house is well presented with the benefits of gas heating, double glazing, a rear garden and allocated off road parking. The accommodation comprises: entrance hall, cloakroom, living room, kitchen/breakfast room, utility area, dining room, four bedrooms, ensuite shower room and a family bathroom.

## Property Description

The property is accessed via the front door in to the spacious entrance hall with doors to all rooms, fitted cupboard, stairs to the first floor and door to the downstairs WC which has a wash hand basin and hidden cistern WC. The generously sized living room has a window to the front and patio doors leading to the rear garden. The dining room has space for a table and chairs or could be used as a snug or home office. The kitchen is a particular feature of this property with an excellent range of contemporary fitted matching wall and base units, an integrated fridge/freezer, Bosch dishwasher and double electric oven with gas hob, marble effect flooring and double doors opening to the garden. From the kitchen is a utility area with a stainless steel sink and cupboard under, space for a washing machine and Potterton gas fired boiler.

To the first floor is an open landing with window to the rear, loft access, fitted cupboard, doors to all bedrooms and the family bathroom. Bedroom one is a double room with the benefit of a modern ensuite shower room and built in wardrobes. Bedroom two has a front aspect with a double glazed window. Bedroom three and four are located at the rear overlooking the garden. The modern family bathroom is fitted with a three piece white suite to include a bath with shower over and an obscured window for privacy and light.

## Garden & Parking

The front of the property is approached by a small path with flowers and shrubs surrounding. The enclosed rear garden is laid to lawn with a path leading to a gate giving access to the rear including the garage and parking. There are 2 sets of patio doors, one leading to a small patio area. access to the front via the side with a metal gate. There is allocated parking to the rear of the property and a garage.

## Location

Located in 'The Furlongs' Development, situated off Roman Road in the sought after residential area of Holmer on the northern outskirts of the city of Hereford. Within a short distance are local amenities including general stores, racecourse, Leisure Centre, Holmer park gym & spa, golf course and primary school. It enjoys access to the A4103 to Worcester and A49 to Leominster.

## Services

All mains services are connected to the property.

Herefordshire Council Tax Band E

Tenure - Freehold

## Broadband

The table shows the predicted broadband services in your area.

| Broadband type | Highest available download speed | Highest available upload speed | Availability |
|----------------|----------------------------------|--------------------------------|--------------|
| Standard       | 4 Mbps                           | 0.6 Mbps                       | Good         |
| Superfast      | 80 Mbps                          | 20 Mbps                        | Good         |
| Ultrafast      | 8000 Mbps                        | 8000 Mbps                      | Good         |

Networks in your area - Openreach, Zzoomm

## Indoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.

| Provider | Voice   | Data    |
|----------|---------|---------|
| EE       | Likely  | Likely  |
| Three    | None    | None    |
| O2       | Likely  | Limited |
| Vodafone | Limited | Limited |

## Outdoor Mobile Coverage

Data last updated: December 2024, based on the latest data available to Ofcom.

| Provider | Voice  | Data   |
|----------|--------|--------|
| EE       | Likely | Likely |
| Three    | Likely | Likely |
| O2       | Likely | Likely |
| Vodafone | Likely | Likely |

## Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence

## Directions

From Hereford city centre, proceed north on the A49 Holmer Road past the Leisure Centre and at the Starting Gate roundabout take the third exit. Turn left into 'The Furlongs' at the traffic lights and follow the road round to the left where the property can be found on the right hand side along a footpath.

