



76, Wyedean Rise, Hereford, HR2 7XZ  
Price £465,500

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# 76 Wyedean Rise

## Hereford

An immaculately presented, extended family home located in the popular residential area of Belmont on the South West outskirts of Hereford city. This detached home built in the late 1990s boasts four double bedrooms with en-suite to the master, three separate reception rooms plus a 22' conservatory to the rear, utility area & downstairs WC.

The outside is just as impressive, situated on a corner plot with a large tarmac driveway providing ample parking, detached double garage, walled garden to the side and rear and open green to the front.

Other benefits include solar panels and a recently replaced central heating boiler.

We highly recommend viewing this property to fully appreciate all on offer, please call 01432-266007 to arrange your appointment.

- Wonderful detached family home
- Four bedrooms & en-suite
- Three reception rooms
- 22' conservatory with Velux windows
- Detached double garage & ample parking
- Private gardens to the side and rear
- Utility & downstairs WC
- Solar panels with feed in tariff
- Open green to the front
- Viewing highly recommended

**Material Information**  
**Price** £465,500  
**Tenure:** Freehold  
**Local Authority:** Herefordshire Council  
**Council Tax:** E  
**EPC:** B (84)  
For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Introduction**  
The double glazed and gas centrally heated accommodation is well presented throughout and includes; entrance hall, downstairs WC, study, fitted kitchen with integrated appliances and quartz worktops, utility area, dining room, living room, large solid roof conservatory, and to the first floor is the family bathroom and four double bedrooms with an en-suite shower room to the master bedroom.

**Property Description**  
Accessed from the front via a canopy porch, a double glazed door opens into the entrance hall with carpeted stairs leading up and doors leading off including the downstairs WC with compact hand wash basin with cupboard under, low level WC and obscure window to the front. The study has a window to the front aspect and useful under stairs storage cupboard. The kitchen is accessed from the hall and features modern high gloss drawers, wall and base units with a quartz worktop and splashbacks, inset 1 1/2 bowl composite sink, space for American style fridge freezer, large 7 ring range, fitted microwave, cupboard housing the recently replace Worcester boiler and is open to the utility area / rear lobby where there is further cupboards and quartz worktop with matching splashback, built in washing machine, built in tumble dryer, windows and door to the outside.

From the kitchen an archway leads through to the dining room with a window to the rear and opening into the large living room the features a fireplace with marble hearth and surround and inset electric fire and patio doors into the conservatory that measures 22' in length, has a tiled floor and a solid roof with three Velux roof lights, double glazed windows to the side and rear and patio doors opening onto the garden.

Stairs rise from the hallway to the landing which has a window to the side aspect giving natural light, doors to the bedrooms, access to the loft space and an airing cupboard containing a recently replaced pressurised hot water tank. The master bedroom has fitted wardrobes with folding doors and a door into the en-suite shower room that contains tiled walls, shower cubicle with electric shower, WC and wash basin set in a unit with fitted storage cupboards. Bedroom two has fitted wardrobes with folding doors, bedrooms three and four are also double rooms, both with windows to the front aspect. The family bathroom contains a three piece matching suite of WC, wash basin and panel bath with electric shower over.

**Gardens & Parking**  
The property is approached via a tarmac driveway leading to the property and also providing parking for several cars.

The detached double garage (17'6 x 17'2) has an electric roller door at the front and pedestrian door to the side.

A gate gives access from the drive to the side of the property which is laid to tarmac and has two covered seating areas and is enclosed by brick wall. The rear features a lawn with a pond to one side which is enclosed by a gravel path, the opposite corner features a gazebo constructed with brick pillars, currently containing a hot tub, and a storage area behind. The far side of the property has a brick built storage shed

**Location**  
Belmont is a popular residential area located on the South West outskirts of Hereford city. It is well serviced with many local amenities including doctors' surgery, pharmacy, supermarket, petrol station and bus routes into Hereford. The city centre is easily accessible (approx 1.5 miles) via good walking and cycling routes including a riverside path.

**Services**  
Mains water, drainage, gas & electric are connected to the property. Solar panels are fitted which are currently on a favorable feed-in tariff

**Broadband**  
Broadband type - Highest download speed - Highest upload speed - Availability  
Standard 4 Mbps 0.5 Mbps Good  
Superfast 291 Mbps 46 Mbps Good  
Ultrafast 8000 Mbps 8000 Mbps Good  
Networks in your area - Openreach, Zoommm

**Anti 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

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



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.

**Directions**  
Leave Hereford on the A465 Belmont Road and on reaching the roundabout with Tesco to your right, take the last exit into Abbotsmead Road. Follow the road for approx 450m and take the turning on the right hand side signposted Wyedean Rise and no 76 is the firs house on the right.

