



20, Paradise Meadows, Marden, HR1 3FA  
Auction Guide £450,000

# 20 Paradise Meadows Marden

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

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000 - Situated in the popular village of Marden and just a fifteen minute drive from the City of Hereford (known for its rich history, distinctive architecture, and beautiful natural surroundings) is 20, Paradise Meadows: a well-designed dormer bungalow built in 2017 of brick build with slate roof. This home must be viewed to truly appreciate its generosity in size. It would suit those looking for: additional accommodation for visiting family, options for working from home or multiple areas internally and externally to indulge in a variety of pastoral hobbies. Whether it be pottering in the well-equipped workshop/garage, resting under the gazebo enjoying the swathes of mature plants and shrubs in the landscaped private gardens or cooking hearty meals in the well-designed kitchen/dining room this property delivers in spades.

- BEING SOLD VIA SECURE SALE
- FOUR / FIVE BEDROOMS
- DOUBLE GARAGE
- QUIET CUL-DE-SAC LOCATION
- VILLAGE LOCATION
- BUILT IN 2017
- GENEROUS REAR GARDEN
- OFF ROAD PARKING

## Material Information

**Auction Guide** £450,000

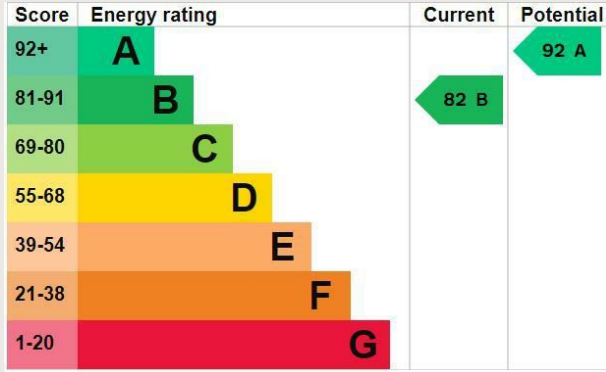
**Tenure:** Freehold

**Local Authority:** Herefordshire

**Council Tax:** F

**EPC:** B (82)

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## Introduction

A well-designed, spacious and welcoming modern home with the following accommodation: five bedrooms (one currently being used as a study on the ground floor), three with en-suite, family bathroom, entrance hallway, sitting room, kitchen/dining room and utility room. Externally, the property offers: double garage with internal office/workshop area, front and rear gardens, driveway parking for several vehicles and garden shed/summer house with gazebo.

## Property Description

Entry begins into a light and airy entrance hallway with stairs to the first floor and room for decorative furniture. To the right is a sitting room of square proportion with two windows to the front, air conditioning with an instant heat facility and a gas fire with slate hearth and brick surround. Next door is a kitchen/dining room with rear aspect. The kitchen has an attractive selection of modern wall and floor cabinets with gas hob top, electric waist height ovens, integrated microwave, dishwasher and tall twin fridge and freezer. Below the hob are deep pan drawers and the sink has a great view of the private rear garden. The dining end has room for a table and chairs and dresser furniture and benefits from having french doors out onto the patio for alfresco dining in the warmer months. To the far end of the kitchen/dining room is a useful utility room with matching wall and floor units, a second sink, housing for a washing machine, room for additional bins and a door to the garden. The design and layout of this busy household area is really successful and creates a streamlined and welcoming home.

To the left of the entrance hallway is the bedroom wing with two double bedrooms, a study/fifth bedroom and family bathroom (please note that four bedrooms have an air conditioning unit keeping them cool in the warmer months with the added ability of providing instant heat when cold). Bedroom three is a double bedroom of generous size with garden aspect. There is ample room for a selection of bedroom furniture, comfortable seating, air con and a shower en-suite with modern fittings: WC, basin with vanity housing and a window for added light and ventilation. The second bedroom on the ground floor is also a good sized double again with air con, room for a large wardrobe set and front aspect. It has use of the family bathroom next door that is attractively tiled with bath and separate shower cubicle, basin with vanity housing and a window making the room light and airy and well ventilated. Also on this floor is a room currently set up as a study but could become a fifth bedroom or play room if desired.

On the first floor and set within the eaves of the property are two double bedrooms both with en-suite. The landing is well lit by a velux window with in-set blinds. The master bedroom is the largest of the bedrooms and of very generous size. There is room for comfortable seating and bedroom furniture and benefits from having a shower en-suite with chrome fittings and modern fittings. Bedroom two is equally spacious and also benefits from having its own shower en-suite again with chrome fittings and modern fittings. Both these first floor bedrooms would be great hobby spaces, offices for those working from home or a consideration for multi-generational living.

## Garden

The front garden is graveled with a selection of mature trees, shrubs and plants. The boundary is well fenced and the whole is easily maintained.

The rear garden has been attractively landscaped with solid fencing to the perimeter. Large swathes of mature planting is contained within established borders brimming with delightfully coloured plants and shrubs. There are also several graveled areas for seating making the garden easily maintained and more time allowed for rest and reflection. Nestled at the far end of the garden is a well built shed perfect for those looking for additional hobby space or those wanting a quiet spot away from the business of the home. Adjoining the shed is a fixed gazebo for sheltering against the hot sun or dining in the Summer months is times of light drizzle.

## Garage & Parking

There is driveway parking for several vehicles.

The double garage is well equipped with electric roller shutter doors, partial eave storage, a door to the rear garden and plenty of room for the storage of garden or vehicle paraphernalia. There is an internal workshop space with strip lighting and power lending itself to being an office or workshop for intricate work if required.

## Services

All mains services connected  
Air conditioning  
Tenure: Freehold  
Herefordshire Council Tax Band F

## Broadband

Broadband type Highest available download speed Highest available upload speed Availability  
Standard 7 Mbps 0.8 Mbps Good  
Superfast 56 Mbps 12 Mbps Good  
Ultrafast -Not available -Not available Unlikely

Networks in your area - Openreach  
Source: Ofcom Mobile Checker

## Outdoor Mobile Coverage

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

5G is predicted to be available around your location from the following provider(s): EE, Three. Please note that this predicted 5G coverage is for outdoors only.  
Source: Ofcom Mobile Checker

## Indoor Mobile Coverage

Provider Voice Data  
EE Limited Limited  
Three Limited Limited  
O2 Likely Likely  
Vodafone Likely Likely

Source: Ofcom Mobile Checker

## Location

Paradise Meadows is situated in the popular village of Marden which has an excellent range of local amenities including primary school, stores and bus service. The village store has recently been extended and modernised to include an excellent cafe serving food all day. Sutton St Nicholas and Bodenham have additional amenities near by. It lies between the Cathedral city of Hereford and market town of Leominster which both have a wider range of shopping, educational and recreational amenities.

## What3words

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## Agent's Note

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## Agent's Note

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



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Approximate total area<sup>1</sup>  
2154 ft<sup>2</sup>  
200.1 m<sup>2</sup>

Reduced headroom  
75 ft<sup>2</sup>  
6.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

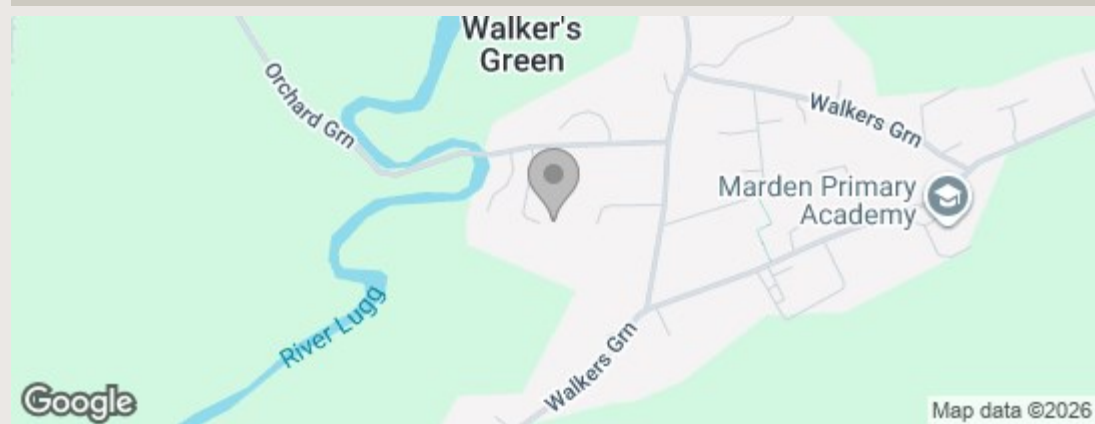
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

## Directions

Leave Hereford along the A49 heading towards Leominster. After the garden centre on the left, take the right hand turn onto Orchard Green, follow the road down over the level crossing and then over the River Lugg bridge. Take the first right into Paradise Meadows and follow road round to the right.



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