



STONELEIGH DRIVE, BELMONT, HEREFORD, HR2 7YZ

A Spacious Detached 4 Bedroom House, recently revamped to create a stylish contemporary open plan family home with three reception rooms and four bedrooms, all tucked away on a no-through road in the residential area of Belmont, Hereford.

Entrance Hall – Open Plan Kitchen/Dining Room – Sitting Room – Family/Play Room
Downstairs WC – Under Stairs Storage – Main Bedroom With Ensuite – 2 Further Double Bedrooms – Single Bedroom – Family Bathroom – Storage – Rear Garden – Large Driveway

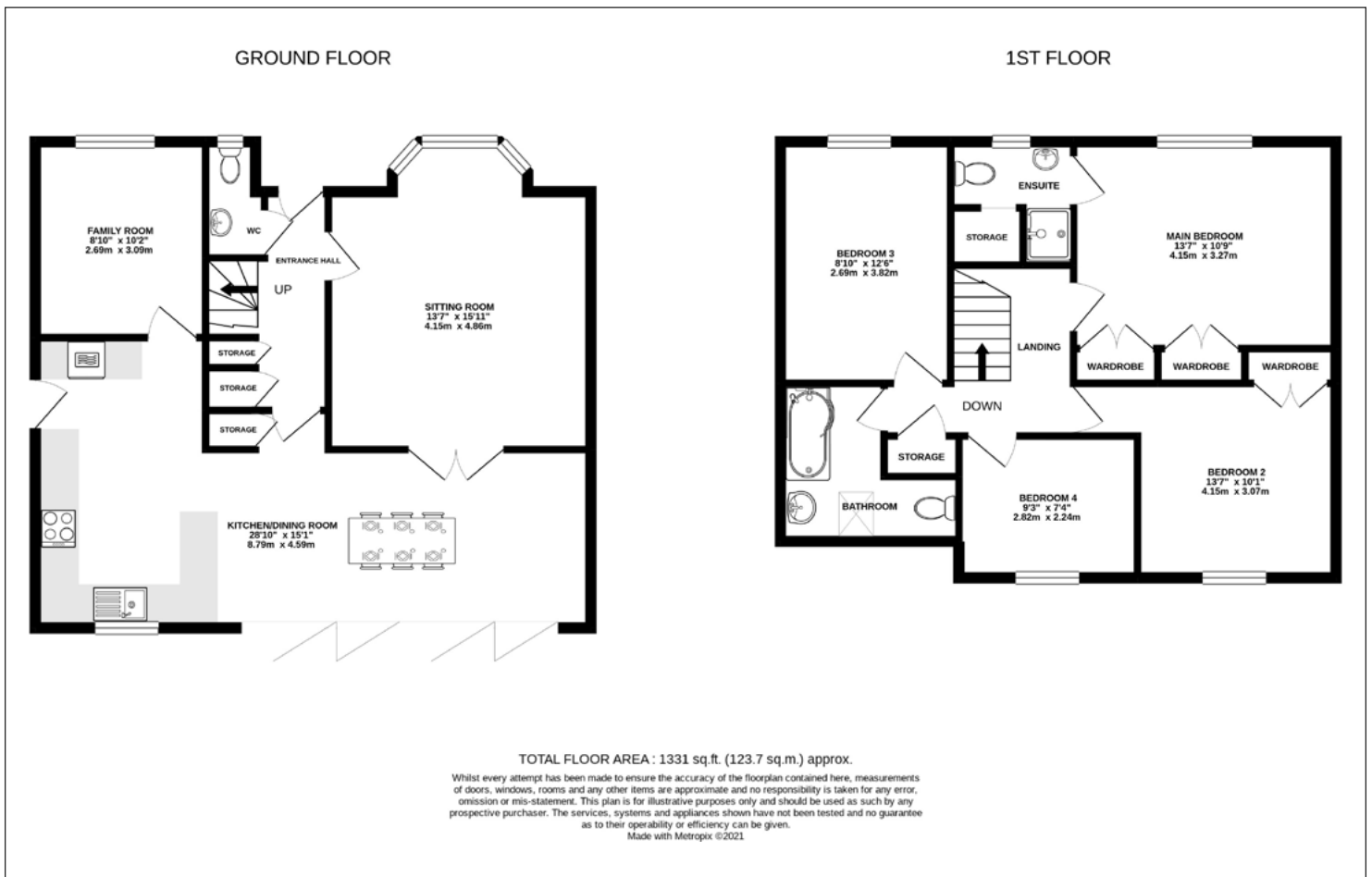


THE PROPERTY

The downstairs has been knocked through and reimagined to create a stunning open kitchen/diner, with glazed bi-folds across the rear flooding the whole space with light and providing complete open flow to the garden. Two further reception rooms, four bedrooms, private garden and large driveway make this a perfect next step for a growing family.

The residential district of Belmont offers numerous facilities; GP surgery, pharmacy, natural health centre, library, Haywood country park with its lakes, as well as the practicalities of a supermarket and petrol station, all just a mile from the City of Hereford with its wide range of amenities.





Entrance Hall – Fitted in wood effect laminate flooring with electric underfloor heating and under-stairs storage. To the right is a fully tiled downstairs lavatory with low flush WC and basin with chrome mixer tap.

Open Plan Kitchen/Dining Room – At the heart of the home is a vast open plan family space, connecting all reception rooms together and with free flow to the garden through glazed bi-folding doors across the back. The kitchen is fitted in an array of sleek dark grey flat-panel units, contrasted by slim wood effect laminate countertops. Integrated appliances include AEG induction hob, AEG combination microwave, AEG self-cleaning fan oven and AEG full-size dishwasher, Electrolux pull-out extractor fan hood, sink with rinser tap & grooved countertop drainer and fridge/freezer. Under-counter space & plumbing for a washing machine is concealed behind a unit door.

There is space in front of the bi-folds for a large family table beneath low hanging dining lights, whilst the room is sizeable enough to create a snug area at the far end if desired. LED downlights and wood laminate flooring with wall controlled electric underfloor heating complete the space.

Sitting Room – With tasteful neutral decor and fitted in plush carpet, the sitting room sits on the front aspect and enjoys a wide bay window letting in plenty of light. Glazed French doors open out into the kitchen/diner.

Family/Play Room – Carpeted additional reception room with electric underfloor heating and direct line of sight from the kitchen area. Lit from wide front aspect window and LED downlights.



Main Bedroom With Ensuite – Well proportioned double bedroom with fitted carpets and neutral decor. Twin double wardrobes and further space for desk/chest of drawers. Recently fitted ensuite includes glazed shower cubicle, low flush WC, basin with mixer tap, LED mirror, wall mounted towel radiator and cubbyhole storage.

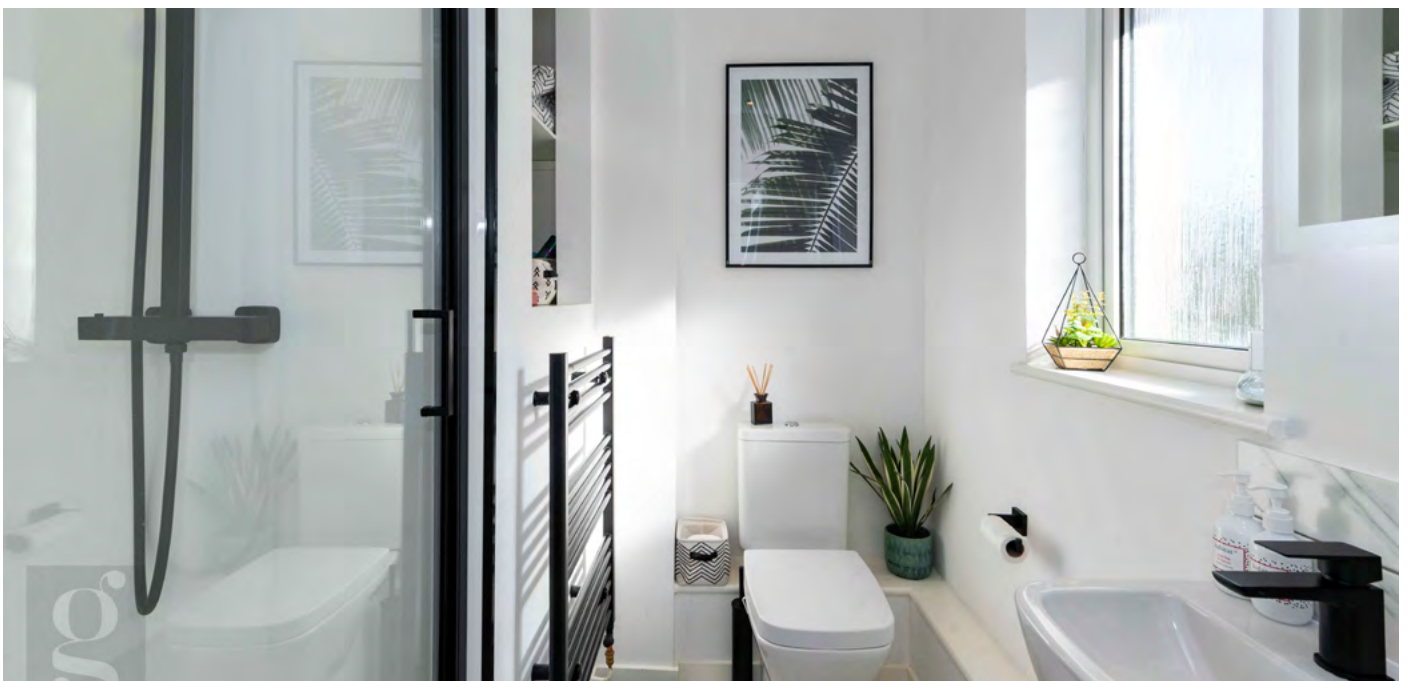
Bedroom 2 – Carpeted double bedroom, with rear aspect windows and integral double wardrobe.

Bedroom 3 – Further carpeted double room with front aspect window cut out in centre of sloping roof.

Bedroom 4 – The final bedroom is a carpeted single and looks out over the rear aspect.

Family Bathroom – Fitted in large floor to ceiling tiles and electric underfloor heating. Large bath with rainhead thermostatic shower & glazed screen, basin with chrome waterfall mixer tap, low flush, wall mounted towel radiator and LED spotlights.





OUTSIDE

The rear garden is a good size and enjoys privacy from nearby properties. Stepping out through the bi-fold doors, a large decking area runs across the width of the garden and up the right hand side, providing plenty of space for al fresco dining and outdoor furniture. The remainder is laid with artificial lawn, making it practically a 'no maintenance' garden. There is side access to the front driveway, which provides off-road parking for 4 vehicles.







PRACTICALITIES

Herefordshire Council Tax Band 'E'

Gas Central Heating

Electric Underfloor Heating

Double Glazed Throughout

All Mains Services

Fibre Broadband Available

DIRECTIONS

From Hereford City, head south on the A49, taking the third exit off the Asda roundabout onto Belmont Road (A465). After 1 mile, take the third exit off the roundabout onto Northolme Road, then the first left into Stanbrook Road, followed by the second left onto Oulton Avenue. Take the second left again into Stoneleigh Drive, where the property can be found on the left-hand side.

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