



24 Overbury Road, Hereford, HR1 1JE



Sunderlands
Residential Rural Commercial



**24 Overbury Road
Hereford
HR1 1JE**

Summary of Features

- Detached bungalow
- Five bedrooms
- Sought after residential location
- Approximately 3,000 sq feet
- Triple glazing, solar panels and air source heating
- Ample parking and garage
- Potential for multi generational living

Offers Over £800,000

Set in a sought-after residential area, this impressive house offers a remarkable opportunity for those seeking spacious and versatile living. With a generous accommodation spanning approximately 3,000 square feet, this property is well presented throughout, ensuring a welcoming atmosphere for both family and guests. The house features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. With five well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The modern bathrooms provide convenience and comfort for all residents. One of the standout features of this property is its potential for multi-generational living, making it an ideal choice for families looking to accommodate different generations under one roof. The ample parking space, along with a garage, adds to the practicality of this home, ensuring that you will never be short of space for vehicles or storage. This property is not just a house; it is a home that offers a blend of comfort, style, and functionality in a desirable location. Whether you are looking to settle down with your family or seeking a property that can adapt to your changing needs, this house on Overbury Road is a must-see. Don't miss the chance to make this wonderful property your own.

Location

Situated in the highly sought-after residential area just of Aylestone Hill, this unique detached bungalow enjoys a private and enviable position just north of Hereford City Centre, tucked away off Overbury Road. Set back on its own driveway in a peaceful and secluded setting, the property offers a rare sense of privacy while remaining conveniently close to central Hereford's shopping, leisure, and recreational amenities, as well as schools, and both the bus and railway stations.

Accommodation

The well presented accommodation comprises: Entrance, open plan kitchen/diner, living room, five bedrooms, three en-suites, bathroom and utility.

Entrance Hall

Approximately L-shaped in plan and approached through a fine front door with adjacent glazed windows, two further windows to the front, radiator and with doors to two further bedrooms, the family bathroom and three doors to linen/storage cupboards with hanging hooks and rails. Door to:

Side Entrance Hall

With coved ceiling, tile effect flooring, contemporary style radiator, door to cloakroom/shower room, opening to bedroom 5 suite, door to the sitting room and door to:

Wide Entrance Canopy

With herringbone brick floor, roller door to the garage, outside light and step up to the impressive front door with adjacent triple glazed windows.

Open plan kitchen/diner

A truly impressive space, partially open to the Apex roof, featuring bi-fold doors on two sides with triple-glazed windows framed in oak. The room is finished with striking tiled flooring and underfloor heating. Along one wall runs a 16'5" stretch of cabinetry, including soft-close base cupboards and drawers, topped with a Corian work surface and matching upstands. Above are eye-level cabinets, and integrated into this section are a pull-out larder unit and a bank of three Bosch ovens. A designated recess accommodates an American-style fridge freezer. At the heart of the space is a feature island measuring 11'1" x 5'3", topped with the same Corian surface. It includes a preparation area, breakfast bar, 1½ bowl sink with mixer tap, and a Quooker boiling water tap. A five-ring induction hob is set into the island, with a glass and filter hood above. Additional features include recessed ceiling lighting, a door leading to a lobby that connects to a suite of two bedrooms, and another door leading to:

Utility

Featuring a triple-glazed door leading outside, along with an additional double-glazed window. Includes a fitted base cupboard with a double bowl sink and drainer. There is a recessed area with plumbing for a washing machine, complemented by fitted eye-level cabinets. Sunken spotlights provide overhead lighting.



Living room

Featuring a coved ceiling with integrated light points, and a triple-glazed window overlooking the front garden. One wall is fitted with three additional deep-set triple-glazed windows, along with a matching triple-glazed door that opens onto the main patio. The room also includes a contemporary-style radiator and a moulded timber fireplace surround with a marble inset, hearth, and open fireplace.

Bedroom one & en-suite

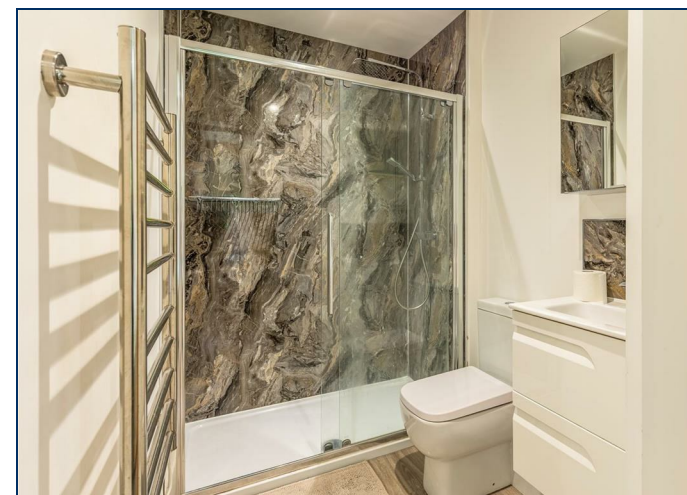
Featuring high-level double-glazed windows with wooden sills, this room includes stylish recesses fitted with ample hanging rails and storage shelving. Built-in wall lights and recessed ceiling lights add to the ambiance. Door leading to: En-suite shower room, fitted with a modern suite including a shower cubicle with shower-boarded walls and a thermostatically controlled twin-head shower unit. There is a vanity unit with a wash basin, mixer tap, and drawers below, all set against matching shower-boarded surrounds. Additional features include a wall-hung low-level WC, extractor fan, recessed ceiling lighting, a mirrored unit, ladder-style electric radiator, and wood-effect flooring.

Bedroom two & en-suite

Featuring a triple-glazed rear window with a wooden sill, this room includes sunken ceiling lights, underfloor heating, and wood grain effect flooring. A pair of glass-fronted sliding doors opens to a wardrobe area equipped with hanging rails. Sliding door to: En-Suite Shower Room. The en-suite comprises a spacious shower cubicle with shower-boarded walls, a twin-headed thermostatic shower unit, and sliding glass doors. It also includes a vanity wash basin with a drawer beneath, a mixer tap, shower-boarded surround, and a low-level WC. Additional features include a mirrored cabinet, recessed ceiling lights, an extractor fan, and a ladder-style electric radiator.

Bedroom three

Featuring a coved ceiling and a triple-glazed rear window, this room includes a contemporary-style radiator and wood grain effect flooring. One wall is fitted with two double and one single recessed wardrobe cupboards, complete with hanging rails and storage shelving. Wall light points provide additional lighting.



Bedroom four

With two triple-glazed rear windows, a ladder-style radiator, wood grain effect flooring, and a wall fitted with three tall mirrored sliding doors that reveal a recessed wardrobe space.

Bathroom

Featuring part-panelled shower walls, an extractor fan, and a modern four-piece suite including a bath with mixer tap, a double shower cubicle with twin shower heads, a low-level WC, and a pedestal wash basin with mixer tap. Additional highlights include a contemporary-style radiator, triple-glazed window, and a built-in storage cabinet.

Bedroom five & en-suite

With a coved ceiling and triple-glazed rear windows, this room also includes a contemporary-style radiator and two recessed double wardrobe cupboards along one wall. Door leading to: En-Suite Wet Room. Fitted with shower room flooring and fully tiled walls, the space includes a wall-mounted electric shower unit, a pedestal wash basin, and a low-level WC.

Outside

A tarmacadam driveway leads to electric gates, which open onto an extended driveway that curves around to the attached garage. The garage features a roller door at the front, a personal access door at the rear, attic storage, and houses the heating system controls with an air source heat pump. A door leads through to a home office/gym area, fitted with glazed panels and two door units. The driveway broadens to offer ample parking and hard standing space, partially finished in brick paviors. Additionally, there is a cabin with power and heating, along with a shed also equipped with power. The spacious front garden is primarily laid to lawn and features a variety of trees and shrubs, including Camellia, much of which is enclosed by a Beech hedge. Directly in front of the property, there is a paved patio area with a slate island accented by large stones. This front garden provides an ideal spot for evening relaxation and entertaining, benefiting from both westerly and southerly exposures.

Services

We understand mains electricity, gas, water and drainage services are connected to the property. The property has the benefit of air source heating and 14 Solar panels.

Herefordshire Council Tax Band - E

Tenure - Freehold





Directions:

From central Hereford proceed north east to the summit of Aylestone Hill and having passed over the first roundabout turn left at the second into Venns Lane. Continue along Venns Lane and take the right hand turning into Overbury Road and after a short distance take the unmarked driveway on the left bounded by fencing panels, to NUMBER 24.

Anti Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

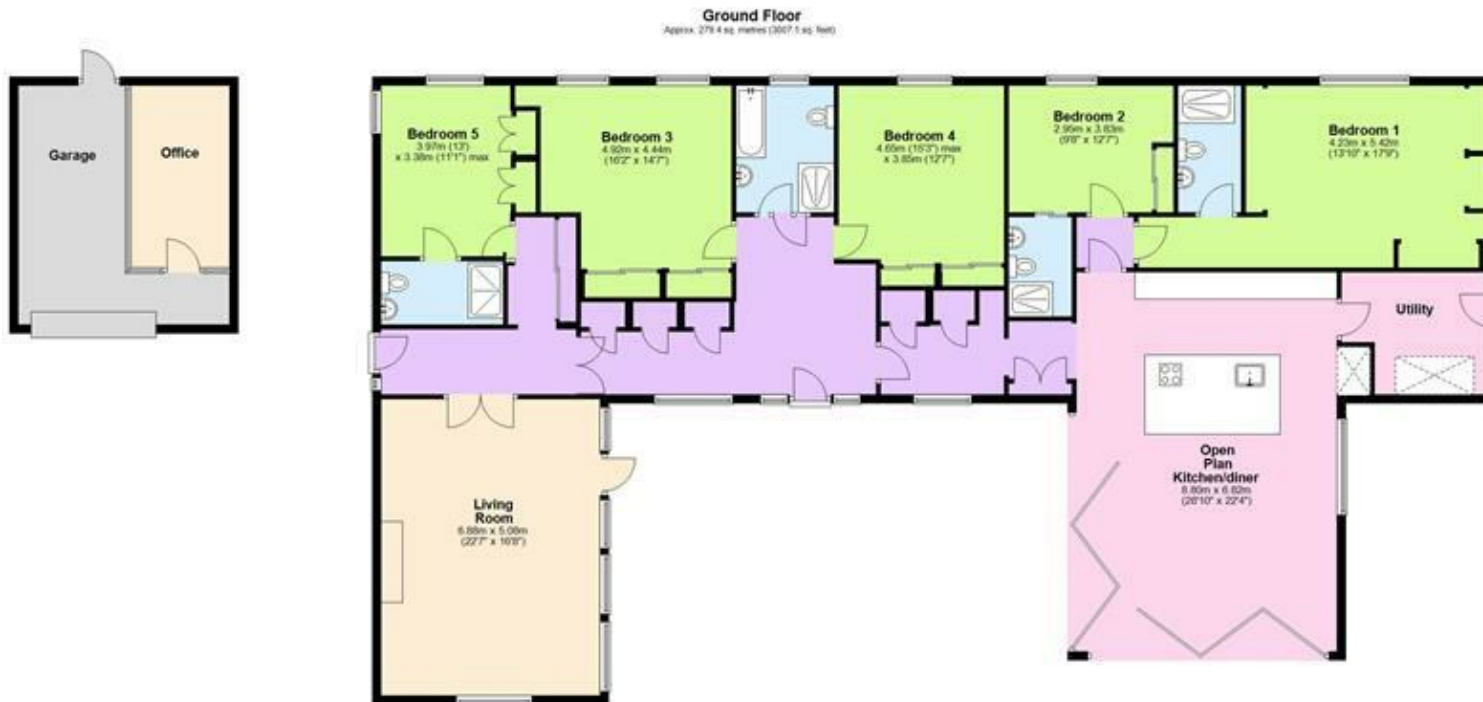
Sunderlands

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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	70	79
EU Directive 2002/91/EC		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderland's are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.