

5 Holmer House Close, Holmer, Hereford, HR4 9FP

Sunderlands
Residential Rural Commercial

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**5 Holmer House Close**
**Holmer**
**Hereford**
**HR4 9FP**

Summary of Features

- Detached modern property
- Four bedrooms
- 7 year structural warranty
- Underfloor heating to the ground floor
- Very high spec finish throughout
- Private cul-de-sac position
- No onward chain

**Offers Over £600,000**

Set on the edge of the City of Hereford, this nearly new detached house offers a perfect blend of modern living and spacious comfort, and is available with no onward chain. Built by Riverside Construction, the property features four well-proportioned bedrooms and two stylish bathrooms, making it ideal for families seeking a contemporary home in a tranquil setting. As you enter, you are greeted by an inviting entrance hall that flows seamlessly into an open-plan living area, perfect for both entertaining guests and enjoying family time. The high standard of finish throughout the home is evident, with attention to detail enhancing both the aesthetic appeal and functionality. Positioned within a private cul-de-sac on the northern edge of Hereford, the property benefits from an excellent location that combines the convenience of city living with the charm of a suburban neighbourhood. Ample parking for up to four vehicles is a rare advantage, ensuring practicality for both residents and visitors.

**Location**
Tucked away just off the A49 on the edge of the city limits, Holmer House Close enjoys excellent transport links, providing straightforward access to Worcester, Bromyard, Brecon, and the A49 itself. Located only 2 miles from Hereford's vibrant centre, residents can take advantage of a full array of amenities, including major supermarkets, a newly developed shopping village with a multiplex cinema, acclaimed independent restaurants, and historic landmarks.

**Accommodation**
The well presented accommodation comprises: Entrance hall, WC, open plan living, four double bedrooms, en-suite shower room and family bathroom.

**Entrance hall**
You step into a bright entrance hall, illuminated by two floor-to-ceiling front windows. Oak flooring stretches throughout, creating a warm, cohesive feel. A staircase rises to the first floor, with a handy understairs storage cupboard. From here, you can access the WC and the spacious, open-plan main living area.

**WC**
Fitted with a low level WC, wash hand basin and obscure front aspect window.

**Open plan living**
The heart of the home is an exceptional open plan living space that truly sets this property apart. Bathed in natural light from expansive sliding patio doors and multiple windows to both the front and rear aspects, this space feels bright, airy, and welcoming throughout the day. The lounge area is perfectly positioned for comfort and relaxation, complete with a central TV point—ideal for cozy evenings or entertaining guests. At the center of the room, there's ample space for a large dining table and chairs, creating a sociable hub for family meals or dinner parties. A rear access door leads directly out to the garden, offering seamless indoor-outdoor living and a fantastic flow between the two spaces. The kitchen is a modern masterpiece, fitted with sleek wall and base units and a full range of integrated appliances including a dishwasher, washing machine, fridge/freezer, double oven, and a stylish sink drainer unit. A central island takes pride of place, featuring a gas hob, a practical breakfast bar, and generous under-counter storage—perfect for both casual dining and culinary preparation. Additionally, a discreet storage cupboard houses the heating system, keeping functionality neatly tucked away. This thoughtfully designed open plan area blends style, comfort, and practicality, making it truly one of a kind.

**First floor**

**Bedroom one & en-suite**
Bedroom one is a spacious double bedroom with double floor to ceiling window and two wardrobe cupboards. It also features a fully equipped en-suite shower room. The en-suite includes a shower cubicle, low flush WC, wash hand basin, and a towel radiator for added comfort.

**Bedroom two**
Bedroom two is a spacious double room featuring a front aspect window that provides natural light, along with ample space for free-standing furniture.

**Bedroom three**
Bedroom three is another double bedroom featuring front & rear-facing windows and ample space for standard bedroom furniture.

**Bedroom four**
Bedroom four is a compact double bedroom with rear facing window and built in storage cupboard.

**Bathroom**
The bathroom is fitted with a modern four-piece suite comprising a shower cubicle, a separate bathtub, a









low-level WC, and a wash hand basin. An obscure-glass window to the front aspect provides natural light while maintaining privacy.

## Outside

The exterior of this property truly sets it apart, offering both practicality and charm. A spacious driveway provides ample parking for several vehicles, ideal for families or those who regularly host guests. This leads seamlessly to a single garage equipped with an electric door, as well as power, EV charging point and lighting—perfect for storage, a workshop, or additional parking. To the left of the garage, a secure gated entrance offers convenient access to the front of the home, while a second access point on the right leads through to the generous rear garden. The front garden is attractively enclosed by fencing and predominantly laid to lawn, complemented by a paved footpath that guides you to the front door. The rear south facing garden is a true highlight—an expansive lawn provides plenty of space for children to play or for keen gardeners to enjoy, while a useful patio area sits directly off the rear of the property. This paved terrace is perfect for alfresco dining, summer barbecues, or simply relaxing outdoors. The entire garden is enclosed with fencing, ensuring privacy and security, making it an ideal space for both entertaining and everyday family life.

## Services

We understand mains water, electric, gas and drainage are connected to the property. Full fibre broadband to the property.

Service charge: £195 per annum.
NHBC warranty: 7 years remaining.

Herefordshire Council Tax Band - E
Tenure - Freehold

## Directions

From Hereford, proceed north on the A49 and continue onto Holmer Road. At the top of the road, head straight over at the starting gate roundabout to stay on the A49. After 0.4 miles, turn left at the traffic lights onto Clubtail Drive. Take the first left to stay on Clubtail Drive and continue round to the right passing Holmer House Close. The property can the be found on the left hand side.

## 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.





















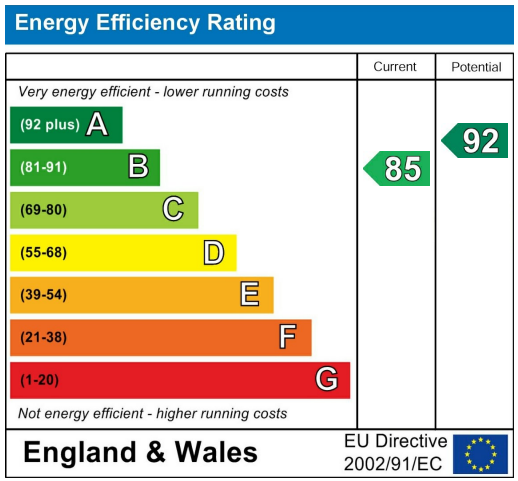
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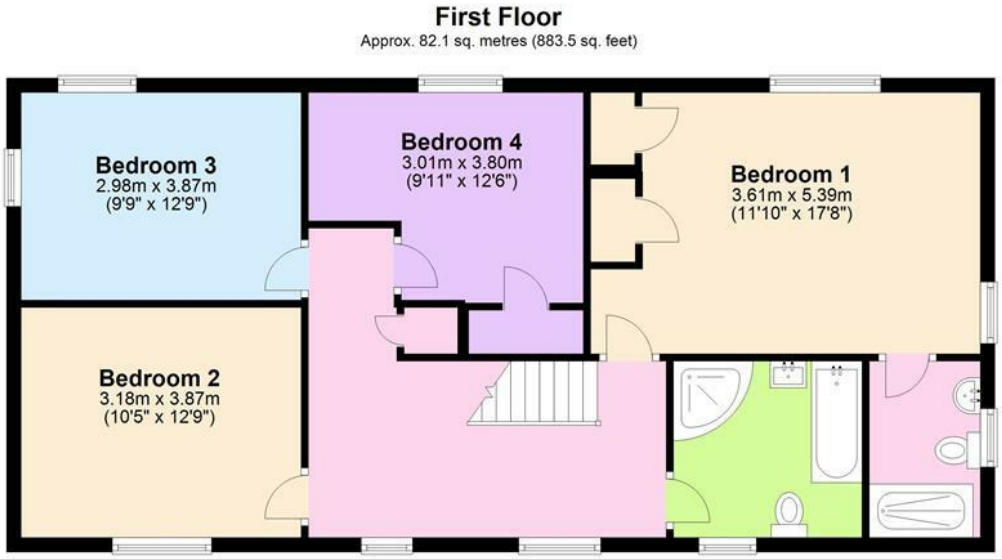
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