



5 Northolme Road, Belmont, Hereford, HR2 7SP



Sunderlands
Residential Rural Commercial



**5 Northolme Road
Belmont
Hereford
HR2 7SP**

Summary of Features

- Detached home
- Open plan kitchen/dining/living
- Modernised through-out
- Four bedrooms
- Sought-after residential location

Asking Price £365,000

Situated on the popular Northolme Road in Belmont, this well-presented four-bedroom detached home has been modernised throughout and offers spacious, practical accommodation suited to modern family living. The ground floor comprises a welcoming entrance hall, a bright and generously sized living room to the front of the property, and an open-plan kitchen/dining room to the rear. The kitchen is fitted with a range of contemporary wall and base units, integrated appliances and ample space for family dining, with patio doors opening directly onto the rear garden. A separate utility room and ground floor WC add further practicality. Upstairs, the property offers four bedrooms, comprising three doubles, including a principal bedroom with en-suite shower room, and a fourth single bedroom. The accommodation is completed by a modern family bathroom. Outside, the property benefits from driveway parking, a garage, and additional space to the side suitable for further parking if required. The enclosed rear garden is predominantly laid to lawn with seating areas and raised planting beds, providing a private and low-maintenance outdoor space. Located within the sought-after Belmont area, the property is conveniently positioned for a range of local amenities including supermarkets, schools, a doctor's surgery and regular bus services into Hereford city centre, making it an excellent choice for families and commuters alike.

Location

Belmont is a popular residential area situated on the southern outskirts of Hereford, offering an excellent range of local amenities including supermarkets, a doctor's surgery, schools, and regular bus services into the city centre. Hereford itself provides a comprehensive selection of shopping, leisure and educational facilities,

together with a wide range of cafés, restaurants and everyday amenities.

Accommodation

Ground floor

Upon entering the property, you are welcomed into a bright entrance hall with stairs rising to the first floor and a door leading into the living room. Positioned to the front of the property, the spacious dual-aspect living room enjoys an abundance of natural light from a bay window and an additional side window, offering ample space for a range of furniture and a family seating area. An archway leads through to the impressive open-plan kitchen/dining room, fitted with a range of modern matching wall and base units complemented by integrated appliances including a fridge/freezer, double oven and dishwasher. A traditional Belfast sink overlooks the rear garden, while there is ample space for a family dining table. Patio doors provide direct access to the rear garden, creating an ideal space for everyday living and entertaining. Leading from the kitchen is a practical utility room with space and plumbing for both washing and drying appliances, together with a door providing additional access to the rear garden. A convenient ground floor cloakroom/WC completes the downstairs accommodation.

First floor

The first floor offers four bedrooms, comprising three generous doubles, including a principal bedroom with an en-suite shower room, and a fourth single bedroom, ideal as a nursery, home office or dressing room. The family bathroom is fitted with a panelled bath with shower over, wash hand basin and WC.



Outside

Externally, the property benefits from a driveway providing comfortable off-road parking for two vehicles, together with side access leading to the rear garden. The garage features an up-and-over door, offering excellent storage or additional parking if required. To the side of the property is a further area currently laid to lawn with rubber matting in place, which could comfortably accommodate parking for an additional vehicle if desired. The enclosed rear garden enjoys a good degree of privacy, bordered by a combination of brick walling and timber fencing. Predominantly laid to lawn, it also features attractive areas of decorative stone and bark, creating low-maintenance spaces alongside raised planting beds. A seating area provides the perfect spot for outdoor dining or relaxing, making the garden ideal for both families and entertaining.

Services

We understand that all mains, gas, water and electricity are connected to the property.

Tenure

Freehold

Council tax

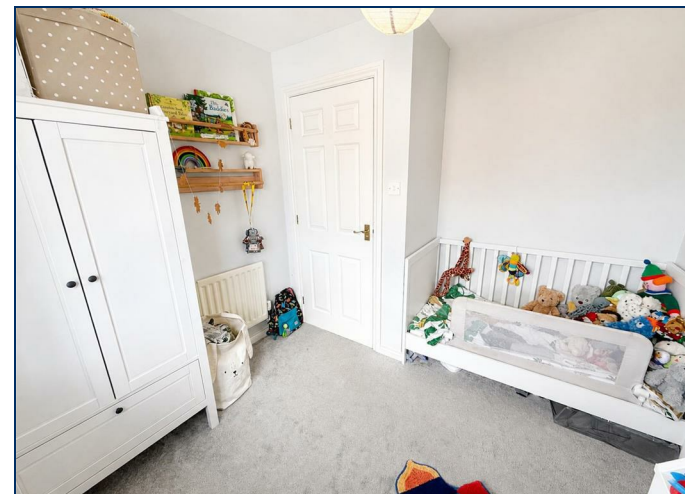
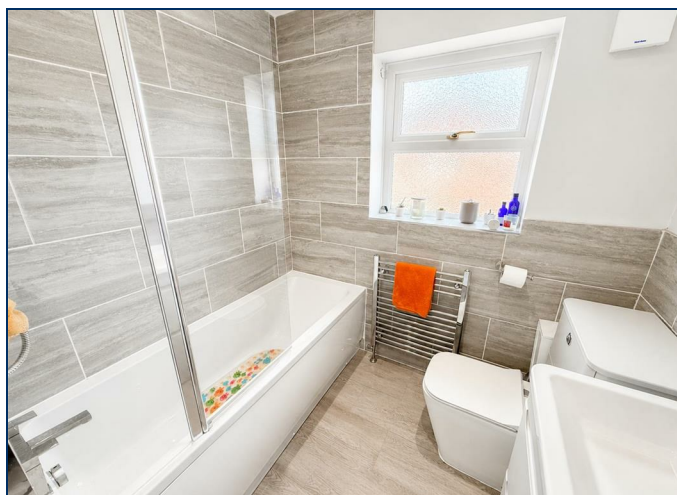
Herefordshire council tax band - D

Directions

Proceed South out of Hereford on the A465 Belmont Road and upon reaching Tesco roundabout take the third exit onto Northolme Road. Continue to the mini roundabout proceeding straight ahead to the end of the cul-de-sac where the property will be indicated by the For Sale sign on your left-hand side.

Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity to comply 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

Hereford Branch

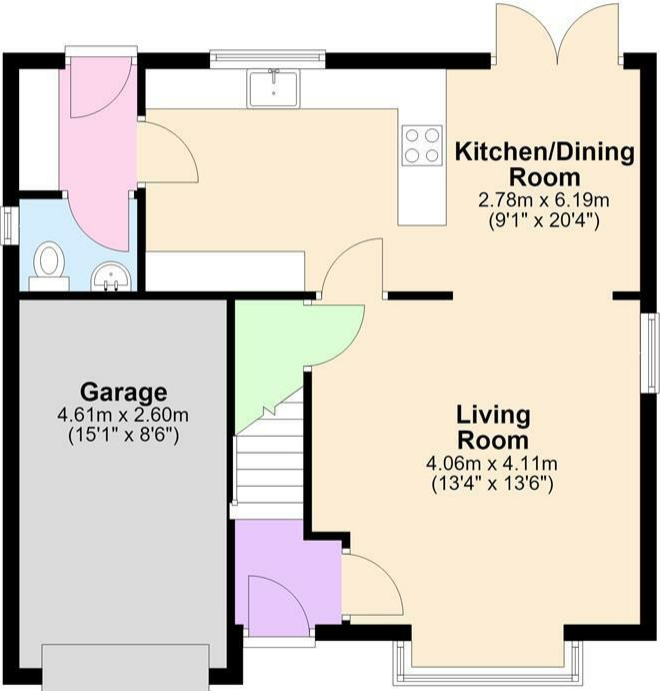
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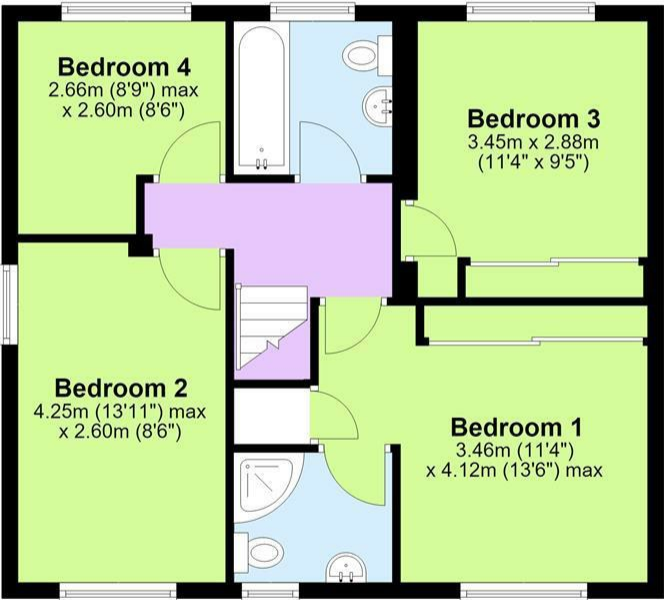
Ground Floor

Approx. 55.8 sq. metres (600.7 sq. feet)



First Floor

Approx. 54.0 sq. metres (581.8 sq. feet)



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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. Sunderlands 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.