



**3 The Paddocks  
Weobley  
Herefordshire  
HR4 8RY**

**No Onward Chain £860,000**

### **PROPERTY FEATURES**

- A Detached Executive Style House
- 5 Double Bedrooms
- Lounge
- Kitchen/breakfast Room
- Dining Room & Snug
- Utility Room
- Ground Floor Cloakroom/W.C.
- Family Bathroom & 2 En-Suite Shower Rooms
- Double Garage with Office Over
- Large Attractive Gardens



**To view call 01568 616666**



A most impressive and spacious, executive style detached house offering double glazed and oil fired centrally heated accommodation to include a beautiful reception hall, lounge with fireplace, kitchen/breakfast room, dining room, utility room, snug, ground floor cloakroom/WC, 5 bedrooms, 2 en-suite/shower rooms, a main family bathroom and outside an attractive garden to front, a large and attractive garden to rear, a double garage and workshop with an office room over and a driveway with parking for vehicles. The Paddocks is situated in a select and quiet development, well positioned for the Weobley's village centre. Weobley is a thriving village with shops, doctors surgery, dentist, schooling and is close to the cathedral city of Hereford.

Total floor area 236 square metres

Double opening, glazed panelled entrance doors open into an enclosed porch with a door into a useful understairs storage cupboard with lighting and glazed panelled doors opening into a most impressive reception hall. The reception hall has wooden flooring, inset lighting and doors leading into the lounge.

The good size lounge has a fireplace with a gas fire standing on a raised hearth, with a marble surround and mantle shelf over. There are double glazed sash windows to the side and rear, a dado rail and French doors to a rear patio. Also in the lounge is a lift to the master bedroom above.

From the reception hall doors open into the well fitted kitchen/breakfast room.

The Kitchen has solid wooden working surfaces with cupboards and drawers under, gas fired range cooker with extractor hood with light over and a centre island with cupboards and drawers under. The kitchen/breakfast room has a range of matching eye-level cupboards, planned space for a dishwasher, stone tiled flooring throughout, room for a breakfast table and double glazed sash windows to side and rear. From the kitchen/breakfast room are French doors out to the rear garden.

From the kitchen/breakfast room a door leads into the dining room having ample room for a dining table, a sash window overlooking the rear garden and French doors out to a rear patio.

From the kitchen/breakfast room a door opens into a utility room having working surfaces with cupboards and drawers under, a Belfast sink, plumbing for a washing machine and space for a tumble dryer. There is also a quarry tiled floor, 2 double glazed sash windows to front, doors into 2 useful storage cupboards with shelving and a door to the side of the property. Situated in the utility room is an oil fired boiler heating hot water and radiators as listed.

From the reception hall a door opens into a snug having double glazed sash windows to the front and side, overlooking gardens.

From the reception hall a door opens into a ground floor cloakroom/WC, having a low flush WC, wall mounted wash hand basin, fitted shelving and a frosted double glazed sash window to the front.

From the reception hall, a grand staircase rises up to a beautiful and light gallery landing having 3 double glazed windows to the front, a view over the impressive reception hall, an inspection hatch to the loft space above and steps leading up to the master bedroom.

The spacious master bedroom has a full length double glazed window to the rear overlooking the attractive garden, a double glazed window to side with a deep window sill, ample room for bedroom furniture and an archway into an en-suite shower room.

The en-suite shower room has a shower cubicle with a mains

fed shower over, a low flush WC, wash hand basin with vanity cupboard under, heated towel rail and a Velux roof light.

From the landing a door opens into bedroom two having a double aspect of double glazed sash windows to front and side, double opening doors into a built-in wardrobe fitment and a door into an en-suite shower room.

The en-suite shower room has a corner shower cubicle with a mains fed shower over, pedestal wash hand basin, low flush WC and a frosted double glazed sash window to rear.

Bedroom three has 2 built-in wardrobe fitments, double glazed sash windows to the front and side.

Bedroom four is also a good size double bedroom and a double glazed sash window overlooking gardens to rear and a built-in wardrobe fitment.

Bedroom five has a door into a built-in wardrobe, a door into a storage area within the roof eaves and a sash window overlooking the rear gardens.

From the gallery landing a door opens into an airing cupboard housing a modern water cylinder with shelving over and lighting.

From the gallery landing a door opens into the main family bathroom having a 4 piece suite to include a corner shower cubicle with a main fed shower over, a side panelled bath, low flush WC and a pedestal was hand basin. The bathroom has a double glazed sash window to front, extractor fan and a heated towel rail.

#### OUTSIDE.

The property is situated in an attractive development of executive style houses and has attractive lawned gardens to the front with gravelled borders and a brick paved pathway giving access to the front door and outside lighting. Set to the side is a tarmacadam driveway with parking for vehicles and at the end of the driveway there are 2 sets of double opening doors giving access into a detached double garage.

#### DOUBLE GARAGE.

Having power, lighting and an archway from the garage gives access into a useful storage shed/workshop. The workshop has double glazed windows, a work bench, power, lighting and a door to the garden. A door gives access to a staircase leading to an office room over the garage.

#### OFFICE.

The office has power, lighting, a double glazed window and storage within the roof eaves. The office would make an excellent games room for children or teenagers.

From the driveway there is gated access to the side of the property where there is a slab patio seating area and to the rear of the garage is a garden area where a modern oil tank supplying the heating system is situated. The patio continues to the rear garden.

#### REAR GARDEN.

The good size and attractive rear garden is ideal for young families or keen gardeners alike. There is a large patio seating area with a pergola over, outside lighting and the main garden is laid to lawn. There are well stocked floral and shrub borders, steps leading up to a raised patio seating area with raised attractively stocked borders and beds. To the rear of the garden is a further small lawned garden and pedestrian access to rear. The gardens then continue to the other side of the property where there are fruit trees, a soft fruit garden, an outside cold water tap and a greenhouse.

#### SERVICES.

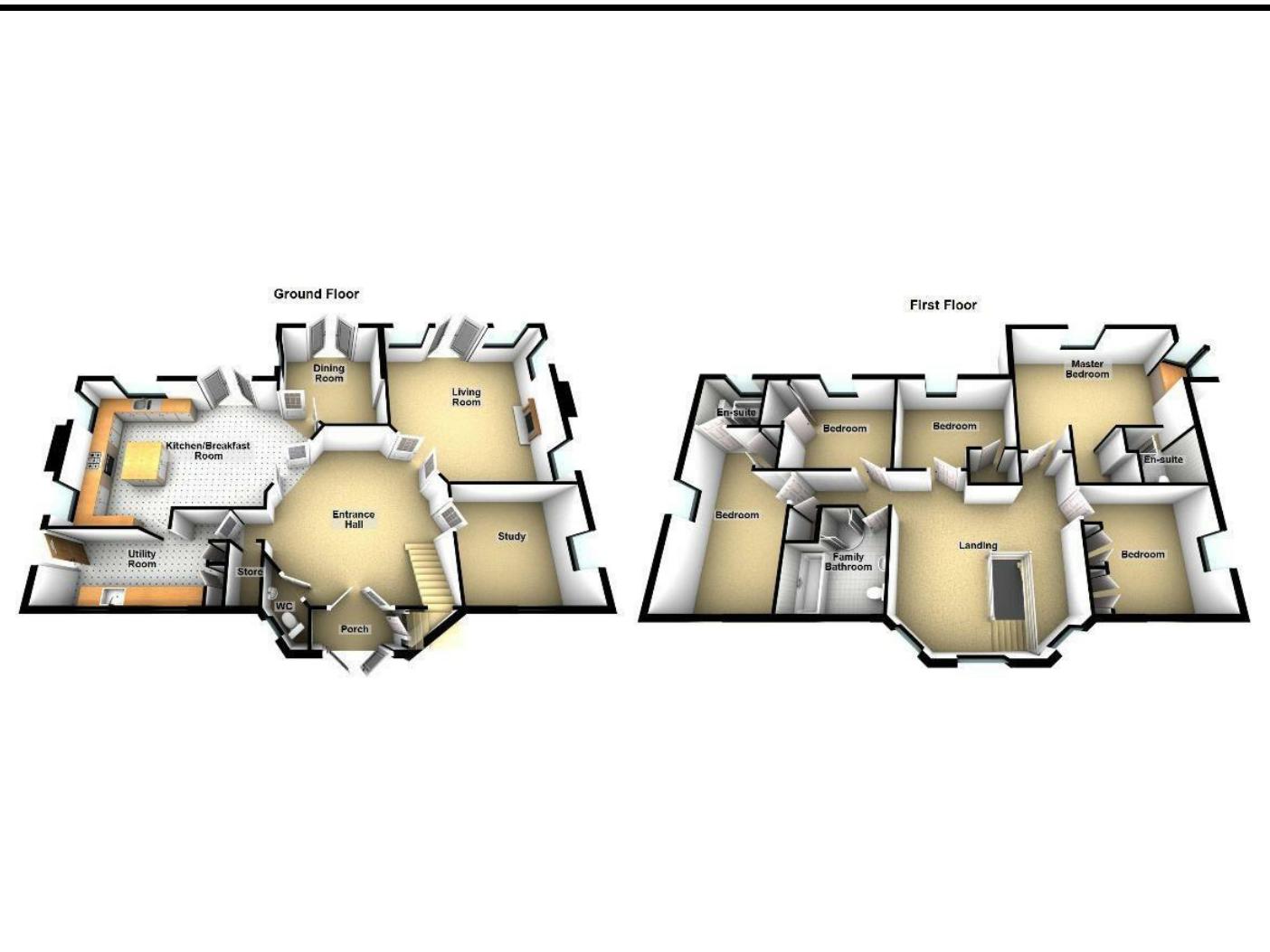
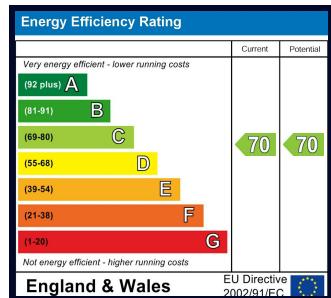
Mains water, mains electricity, mains drainage, oil fired central heating and underfloor heating to the ground floor.

## ROOMS AND SIZES

Porch	
Reception Hall	4.95m x 4.95m (16'3" x 16'3")
Lounge	5.54m x 5.28m (18'2" x 17'4")
Kitchen/Breakfast Room	7.47m x 4.95m (24'6" x 16'3")
Dining Room	3.66m x 3.35m (12' x 11')
Utility Room	4.42m x 2.03m (14'6" x 6'8")
Snug	3.68m x 3.40m (12'1" x 11'2")
Ground Floor Cloakroom/WC	
Master Bedroom. (Bedroom One)	5.21m x 3.56m (17'1" 11'8")
En-Suite Shower Room	
Bedroom Two	5.23m x 3.12m (17'2" x 10'3")
En-Suite Shower Room	
Bedroom Three	3.40m x 2.95m (11'2" x 9'8")
Bedroom Four	3.23m x 3.05m (10'7" x 10')
Bedroom Five	3.53m x 3.05m (11'7" x 10')
Bathroom	2.82m x 2.79m (9'3" x 9'2")
Garage	6.17m x 5.56m (20'3" x 18'3")
Storage Shed/Workshop	4.04m x 2.90m (13'3" x 9'6")
Office	6.71m x 3.05m (22' x 10')

## PROPERTY INFORMATION

Council Tax Band - G  
Property Tenure - Freehold



### Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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