



5 Rose Meadow Paradise Green, Marden, Hereford, Herefordshire, HR1 3DW

£475,000

jackson
property

5 Rose Meadow Paradise

Marden, Hereford, HR1 3DW

A prestigious new build | Located in the Popular Village of Marden | Impressive Open Plan Family Kitchen | Living Room with Log Burner | 2 Sets of Bi Fold Doors | Utility Area & WC | Garage & Parking | Loft Space with Potential for Conversion | Three / Four Bedrooms | No Onward Chain | Ready to move into

- Executive Detached Family Home
- Immaculate Presentation Throughout
- Superb Country Style Open Plan Kitchen
- Living Room with Bi-Fold Doors
- Utility Room, Downstairs WC
- En-Suite to Master Bedroom
- En Suite to Second Bedroom
- Loft Space & Fourth Bedroom Potential

£475,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779
hereford@bill-jackson.co.uk
www.bill-jackson.co.uk



Situation

Located in the sought after village of Marden and within walking distance of Marden Primary School. The property lies within easy access of local shops and amenities including post office, church, and countryside walks. The property is well located for access to Queenswood Country Park and Hampton Court Castle and Gardens. Hereford city centre is within easy access, approximately 7 miles, and is home to an excellent range of amenities including leisure pool, cinema, shopping, and plenty of restaurants and cafes. Leominster is located some 8 miles distance with more facilities, and both having regular bus services if required.

Description

The property is accessed by an attractive frontage with Oak Porch and access into the spacious Entrance Hall. Double doors lead into the large Living Room with feature fireplace having oak beam and wood burning stove, and bi-fold doors opening onto the large patio area and rear garden.

The superb, bespoke Kitchen has a range of contrast eye level and low level cupboards with granite worktops. The kitchen offers an integrated hob, fridge freezer, fan assisted Neff hide and slide oven, integrated dishwasher, built in microwave and door into the Utility Room. There is a 1200mm granite breakfast bar with further storage cupboards under.

The Dining Area extends from the Kitchen and is large enough for a family dining table and seating area, making this a great social hub of the home. Further Bi Fold doors from the Kitchen Area open out onto the Patio, again making for ideal outside dining. The utility has a range of matching base units and floor to ceiling cupboards, with space and plumbing for washing machine & tumble dryer.

The Downstairs WC has a low level flush WC and Wash Hand Basin, There is underfloor heating across the whole ground floor accommodation.

Stairs from the Entrance Hall lead up to the first floor landing with 2 large double cupboards and doors to all bedrooms and bathroom.

The Master Bedroom offers ample space and enjoys views across fields and farmland and is complemented by an En-Suite Shower Room.

There are 2 further bedrooms, with Bedroom 2 having its own en suite. Bedroom 3 is actually 2 large bedrooms with the wall open, so ideal for a teenage suite or could be made a further study area or bedroom.

The modern and well-appointed Family Bathroom has a 3 piece suite to include a bath with shower over. A loft ladder is accessed from the landing and the space has potential for further conversion to another room.

Outside, the gardens are well manicured and surrounded on all sides by fencing and hedging, giving a good deal of privacy. There is a large patio area and access is available from both sides of the house.

A newly constructed Garage is ideal storage and has further space above.



Council Tax
Tbc

Services
All mains services are connected.

EPC: tbc

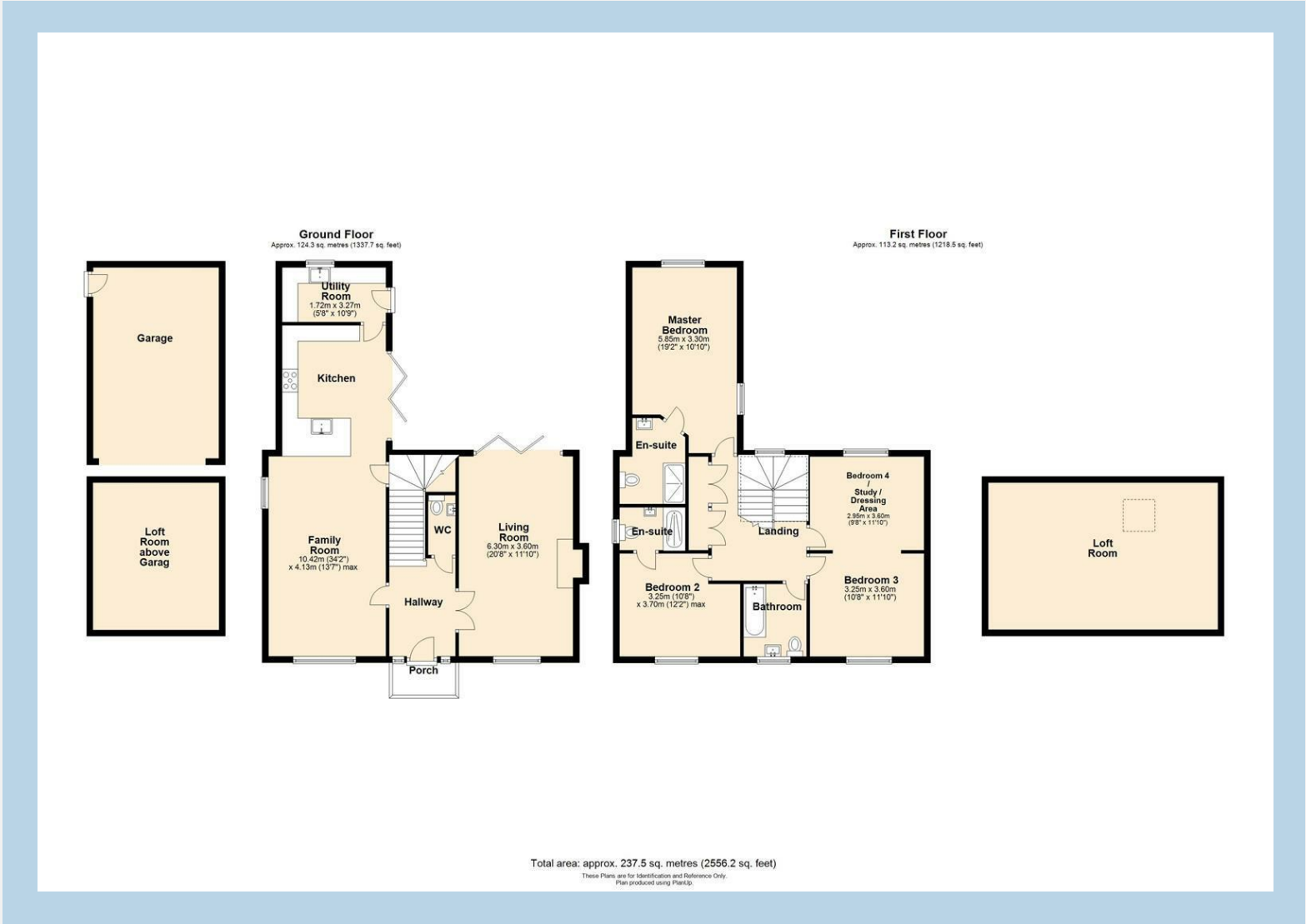
Viewings
Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

December 2019

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.