



2 Parsonage Fields, Wellington, Hereford, Herefordshire, HR4 8FE

£475,000

**jackson**  
property



## 2 Parsonage Fields

Wellington, Hereford, HR4 8FE

Executive Detached Home | Situated in Popular Residential Area of Wellington | 4 Double Bedrooms | Master with En Suite Dressing Area | Family Bathroom & Further En Suite to Bedroom 2 | Large Family Kitchen | Dining Room & Lounge | Utility & Downstairs WC | Double Garage with Ample Off Road Parking | South Facing Rear Garden | No Onward Chain

- Stunning Detached Family Home
- Sought After Village Location
- 4 Double Bedrooms
- Master With Walk-in Wardrobe
- Family Bathroom & 2 En Suite Bathrooms
- Large Family Kitchen with Breakfast Bar & Utility Room
- South Facing Gardens with Outlook Views
- Double Garage & Ample Off Road Parking
- No Onward Chain

**£475,000**  
**Freehold**

To arrange a viewing please contact us on

t. 01432 344 779

[hereford@bill-jackson.co.uk](mailto:hereford@bill-jackson.co.uk)

[www.bill-jackson.co.uk](http://www.bill-jackson.co.uk)





#### Situation

Located in the heart of the popular village of Wellington where there are an excellent range of amenities including primary school, church, public house, post office and shop with regular bus services to both Hereford and Leominster.

#### Description

Approached via a large frontage, there is ample off road parking and access to the double garage which is plenty big enough for a large family car and storage.

The inviting Entrance Hall is spacious with understairs storage cupboard and engineered wood flooring. Doors lead off from the Entrance Hall to all major ground floor accommodation.

To the rear of the house is the south facing living room with feature fire place and patio doors out to the garden, double doors lead from here to the front where there is a lovely formal dining room, although could be used as a play room or office, having a box window looking over the front garden.

The Family Kitchen Diner is well laid out and has plenty of eye level and low level cupboards, along with ample counter space. The kitchen is of high quality with granite work surfaces, including a breakfast bar and NEFF built in appliances to include, cooker, hob, extractor, fridge freezer and dishwasher. There is plenty of space for a dining table and seating area, along with Patio doors out to the garden. A further door leads through to a very useful Utility room that encompasses further storage, appliance space, central heating boiler and door to the rear garden.

The Landing gives access to all double bedrooms, along with the 4 piece Family Bathroom. There is a storage cupboard and airing cupboard located on the landing.

The main bedroom is a true master suite with walk in dressing room, space for a super king size bed and door to the 4 piece en suite bathroom, having shower cubicle, panel enclosed bath, low level flush WC and vanity wash hand basin.

All bedrooms are larger than average doubles, bedroom 2 having a en suite shower room and built in wardrobe, bedroom 3 has a double wardrobe.

The garden is mainly laid to lawn with a range of borders and flower beds. Side access from the front along with a useful patio area. The garden is south facing and adjoins open farmland.

#### Services

Mains Water, Electricity and Drainage. Gas Central Heating. Fibre Broadband to the property.

#### Council Tax

Herefordshire Council - Band F



**Directions**  
From Hereford, proceed north on the A49 towards Leominster. After approximately 3.5 miles, turn left off the A49 into the centre of Wellington Village. From the centre of Wellington, proceed down Auberrow Road for approximately 100 yards where Parsonage Fields is found on the right hand side.

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

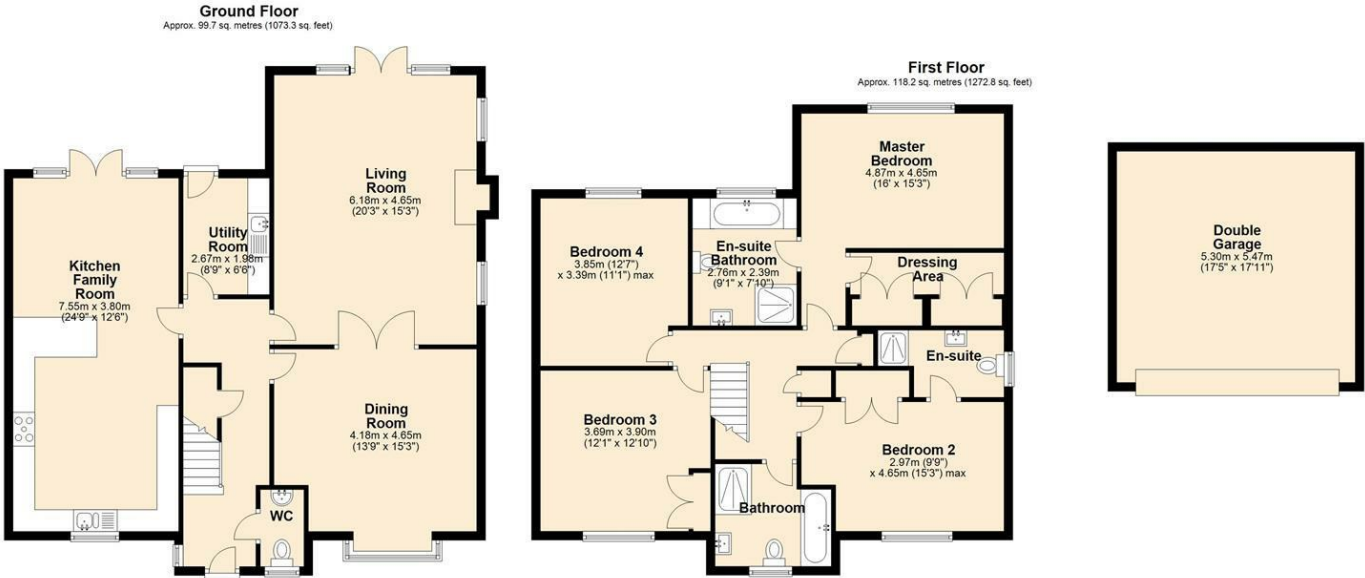
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2020

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		92	(92 plus) A		90
(81-91) B	86		(81-91) B	85	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total area: approx. 218.0 sq. metres (2346.0 sq. feet)  
These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.

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