



# 14 Rose Meadow

Marden, Hereford, Herefordshire, HR1 3DW

**jackson**  
property

# £495,000

\*\* SHOW HOME OPENING SATURDAY 3rd OCTOBER \* 10am - 1pm \* Safe Viewing Procedures in Place \*

A prestigious new builds | 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

## 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 3 further bedrooms, with Bedroom 2 having its own en suite. Bedrooms 3 & 4 are large doubles.

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

The

## 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.

## Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

## Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To protect our clients, staff & families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to

confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

Appointments will take place swiftly and any discussions will be held outside the property.

You will be asked to take your PPE away with you for safe disposal.

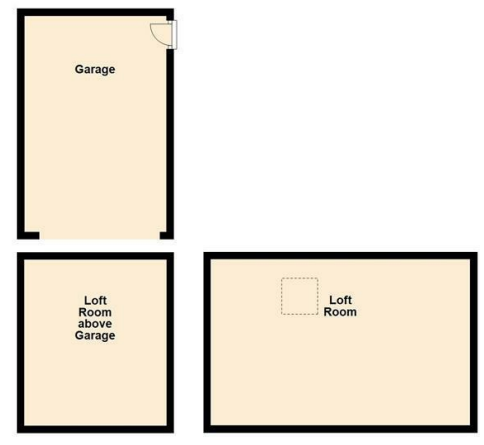
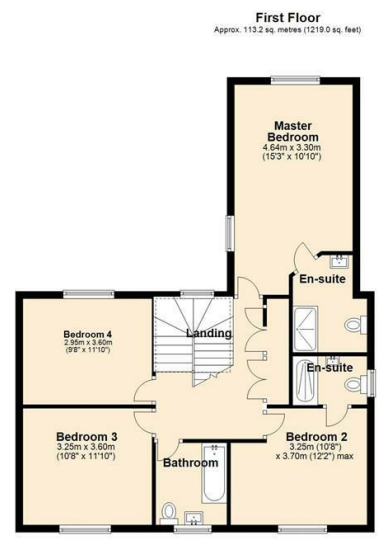
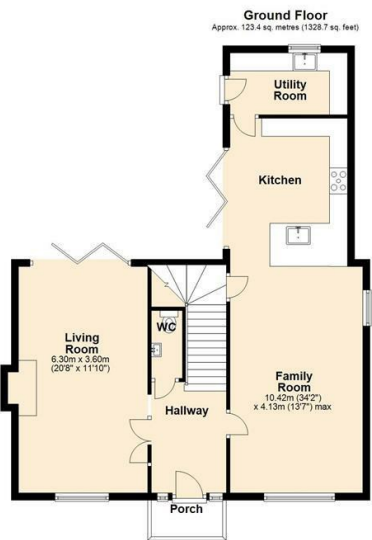
You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>



To arrange a viewing please contact us on t. 01432 344 779  
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 236.7 sq. metres (2547.6 sq. feet)  
These Plans are for Identification and Reference Only.  
Plan produced using PlanIt.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Planned	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Planned
92-100 A			92-100 A		
81-91 B			81-91 B		
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	

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