



Number 2 Rose Meadow

Marden, Hereford, Herefordshire, HR1 3DW

jackson  
property

# £475,000

A prestigious build located in the popular village of Marden | Boasting an impressive open plan Kitchen/Dining Room and Living Room with bi-fold doors onto the rear gardens | Immaculately finished throughout, it offers a home ready to move straight into | Viewing highly recommended.

## 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 having flagstone flooring 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, lovely wood flooring and bi-fold doors opening onto the garden.

The superb, bespoke Kitchen has a range of matching eye level and low level cupboards with granite effect worktops. The kitchen offers an integrated 5 ring hob, eye level oven with built in microwave, integrated dishwasher, integral fridge/freezer and door into the Utility Room. There is a WC off the utility and doors to garden & garage

The Dining Area extends from the Kitchen with bi-fold doors opening onto the patio area, making this a great social hub of the home.

The property benefits from underfloor heating across the whole ground floor accommodation.

Stairs from the Entrance Hall lead up to the first floor landing and access into 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 three further double bedrooms, ideal for family living or guest rooms.

The modern and well-appointed Family Bathroom has a 3 piece suite to include a bath with shower over.

Outside, the south facing rear gardens are well manicured and surrounded on all sides by fencing giving privacy. Access is available from both sides of the house.

An integral garage is accessed from the utility area and has space for a large family garage or ideal storage.

## Services

All mains services are connected.

## Viewings

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

## Jackson Property

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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.

## Referral Fees

Jackson Property may be entitled to commission or fee from other services offered to the Client, buyer, tenant or landlord, including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. A commission or fee is defined as an average of £100+vat per service.

## 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 include outside the property.

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

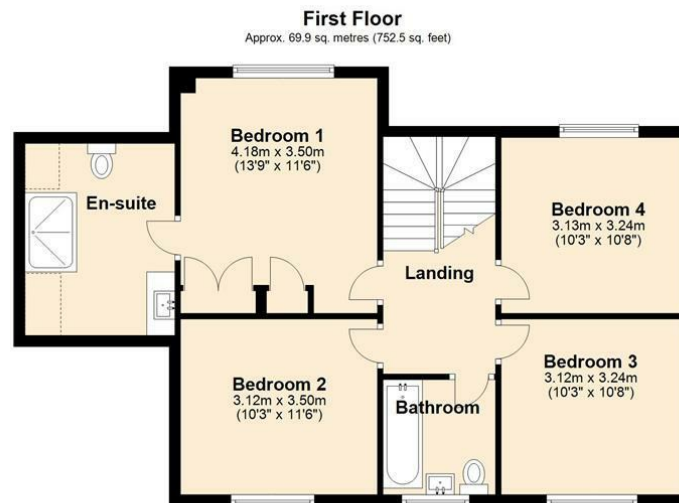
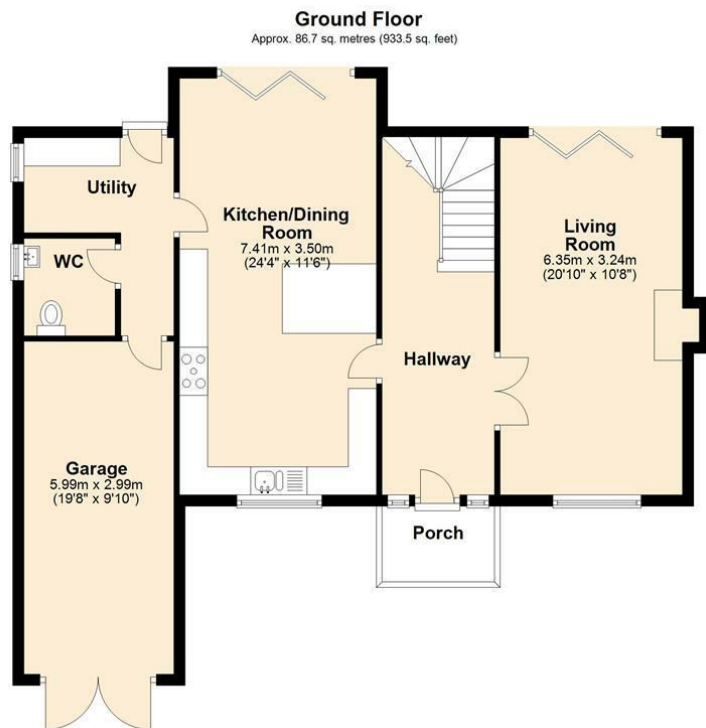
You will be contacted the following day to discuss the next steps.

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>

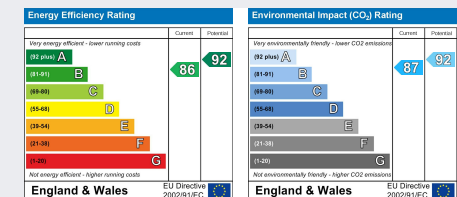


To arrange a viewing please contact us on t. 01432 344 779  
hereford@bill-jackson.co.uk | www.bil-jackson.co.uk



Total area: approx. 156.6 sq. metres (1686.0 sq. feet)

These Plans are for Identification and Reference Only.  
Plan produced using PlanUp.



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