

# HAZELBROOK HOUSE

£565,000



“A great family home in a thriving village”

Wellington, Herefordshire

Hazelbrook House sits centrally in Wellington, one of Herefordshire’s most popular villages. With bags of accommodation - including an impressive open plan kitchen/ dining/ living space - four good-sized double bedrooms, a detached double garage and a large rear garden, this home is the perfect choice for family life.

- Superb family home
- Spacious accommodation
- Greatly improved
- Off road parking & detached garage
- In the heart of a thriving village
- Nearby amenities and school
- Large, private rear garden



The current vendors have created an appealing home to suit growing families - this extends to the scale of accommodation as well as the property style, which mixes character charm with modern fixtures and fittings.

Enter the property via a spacious reception hallway which offers plenty of understairs storage and a convenient cloakroom. At the rear of the property sits the stylish, refitted kitchen, featuring banks of storage cupboards, plenty of countertop workspace, a waist-height double oven, a breakfast bar and a large window giving views out across the rear garden. A door accesses the adjacent, useful boot room: allowing you to leave dirty wellies, take off coats or clean muddy paws after a day in the countryside.

The kitchen directly adjoins the open dining room and connecting living space, making this a superb entertaining area or where the family can gather together at mealtimes. A fireplace housing a wood-burning stove sits at the far end of the living area, giving an attractive focal point to the room. From here, a doorway leads into a further, separate, large sitting room with a feature fire and large dual-aspect windows.

Upstairs, a landing runs the full width of the property and displays exposed original timbers, providing a little glimpse of the property's heritage. The master bedroom benefits from a separate walk-in wardrobe and tastefully refitted ensuite. There are three further double bedrooms - one with walk-in wardrobe - and a family bathroom that has also has been upgraded with a spacious shower and stylish suite .

**Outside:** A decorative wall with picket fence and pedestrian gate accesses a gravelled space at the front of the property. To the side, there is a large driveway providing plenty of off-road parking which sits in front of the detached double garage. A further timber gate leads through to the hidden gem of a rear garden. This large, flat space is predominantly laid to lawn with flower borders to the side, a pergola, greenhouse, large storage shed and decking area sitting directly behind the house on which to enjoy those warm summer evenings or host a barbecue for family and friends.





**Area:** The village of Wellington is just a few miles north of Hereford City, giving convenient access to all the amenities of the city whilst enjoying all the benefits of a rural location. The village itself offers plenty of services on your doorstep, such as a Post Office and stores, village hall, primary school and nearby garden centre and café. For lovers of the great outdoors, you are surrounded by fresh air and great countryside walks.

**At a glance:**

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; Gas
Services:	Mains gas, electricity, water & drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes** (Fibre available up to 900Mbps)

\* correct as of instruction date

\*\* Source: BT



EPC and floor plan available on the website.

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