



Plot 5, Paradise Meadow, Marden, Herefordshire HR1 3EN



**Sunderlands**

Residential Rural Commercial



**Plot 5,  
Paradise Meadow,  
Marden,  
Herefordshire  
HR1 3EN**

Summary of features

- Brand new detached house
- Small close in popular village
- Gas central heating and double glazing
- Double garage and gardens

**Asking price £525,000**

**Situation:**

Marden lies approximately 5 miles north of Hereford, well placed for Hereford and Leominster. This well served village has primary school, shops, public house, church and many delightful walks around surrounding countryside.

**Description:**

A small residential close of just five detached executive style homes in this popular well served village. These brand new individual houses constructed by well-respected builders PJ Developments Ltd all come with double glazing, gas central heating (underfloor to the ground floor and radiators to the first) and architects builders certificate. There are attractive kitchens with most white goods included and stylish bathroom/shower suites. All have gardens and drives and double garages (except Plot 1 a single).

**Accommodation:**

Plot 5 is an attractive looking detached 4 bedroom house with adjacent double garage offering individual accommodation and in further detail comprises;

Pillared porch with front door leads to –

**Reception Hall 5.06m x 3.17m (16'7" x 10'5")**  
(Max.) With tiled floor, understairs cupboard, stairs to first floor.

**Kitchen/Breakfast Room 4.94m x 5.4m(16'2" x 17'9")**  
(L shaped Max.) With brand new fitted kitchen with attractive range of fitted units to both base and eye level, long work surface areas with stainless steel 1½ bowl sink, drawer unit, fitted dishwasher, double oven, microwave, central island with 5 ring gas hob with extractor over, further units, double glazed window, fridge freezer, double glazed patio doors to outside.

**Utility 2.39m x 1.71m (7'10" x 5'7")**  
With matching units, stainless steel single drainer sink unit, double glazed door, gas central

heating boiler.

**Family Room 3.46m x 5.42m (11'10" x 17'9")**  
With double glazed window to rear, patio double glazed doors.

**Sitting Room 4.95m x 5.41m (16'3" x 17'9")**  
With double glazed bay window, double glazed patio doors, fireplace with fitted stove.

**Cloakroom**

With WC low flush suite, wash hand basin.

From the Reception Hall stairs lead to a large –

**First Floor**

**Part Galleried Landing 3.16m x 5m (10'4" x 16'5")**

Max. With cupboard, large double glazed feature windows.

**Bedroom 1 4.25m x 5.43m (13'11" x 17'10")**

With double glazed window, double wardrobes.

**En Suite Shower**

With shower, wash hand basin, WC low flush suite.

**Bedroom 2 4.77m x 3.63m (15'8" x 11'11")**

Max. With fitted wardrobes, double glazed rear window.

**En Suite Shower**

With shower, wash hand basin, WC low flush suite.

**Bedroom 3 3.85m x 2.95m (12'8" x 9'8")**

With double glazed window to rear.

**En Suite Shower**

With shower, wash hand basin, WC low flush suite.

**Bedroom 4 3.21m x 2.37m (10'6" x 7'9")**

With double glazed window.

**Bathroom**

Comprising bath with shower over, WC low flush suite, wash hand basin, double glazed Velux.

**Outside:**

There are turfed gardens to the front with flagstone path leading to the side and rear. The rear gardens are seeded with flagstone patio area.

**Services:**

Mains gas, electricity, water and drainage are connected to the property.





## Directions:

Proceed north along the A49 passing the turn for Moreton on Lugg and after approximately 1 mile, just after the left turn for Wellington Village, take the right turn off the dual carriageway to Marden. Follow the country lane into the village where the development will be seen on the right hand side as denoted by the Agent's For Sale board.

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