



**Arkwright  
Owens**

herefordshireproperty.com

**FOR SALE**

9 Langeland Drive  
Whitecross  
Hereford  
HR4 0QG

**Asking Price**  
**£349,950**  
No Chain

## Introduction

Langland Drive is off Wordsworth Road, near to Whitecross Roundabout and a short distance from Westfaling Street, where there is Quay House Medical Surgery & Pharmacy, a newsagent, and a large public open space with children's play area, BMX cycle race track, basketball courts and an enclosed all-weather court. A short distance drive from Whitecross Road there are several food & grocery stores Co-op & Heggies butchers and The Monument Public House and Whitecross Tennis & Squash Club. Trinity Primary School & Whitecross Academy Secondary Modern School serves the local community.



## What3Words:

[///drive.season.tube](https://www.what3words.com/drive.season.tube)

## ACCOMMODATION

### Hall

**11'1" x 3'9" + 2'6" x 3'6" (3.4m x 1.2m + 0.8m x 1.1m)**

Double glazed entrance door into hall with access to stairs and under stair cupboard, pendant light and radiator.

### Sitting Room

**13'7" x 11'1" (4.2m x 3.4m)**

With a south facing aspect, a good sized sitting room with central electric fire, double radiator and pendant light and two wall lights within the alcoves. Close boarded laminate flooring. UPVC window.

## Kitchen

**9'5" x 11'1" (2.9m x 3.4m)**

A Howden two tone fitted kitchen with work-surfacing, eye level cupboards and base units integrated white goods including, dishwasher, an electric oven, and a stainless steel extractor fan over the gas fired hob with 5 burners. The ceiling is clad in close boarding with two spot light tracks. A UPVC window over-looking the rear garden. Blue brick tiling around the splash-back walls and window. A 1.5 bowl stainless steel sink and draining board.

## Dining Room

**8'8" x 9'5" (2.7m x 2.9m)**

Adjacent to the kitchen is the dining area with laminate flooring, central light fitting with dimmer switch, radiator, and a pair of French windows to access the rear garden.

## Lobby To Office

**3'3" x 2'2" (1m x 0.7m)**

From the kitchen there is a door into the second sitting room.

## Office/Sitting Room

**8'2" x 14'7" (2.5m x 4.5m)**

A versatile space currently used as an artist's studio & crafts play room. The room benefits from French windows onto the garden and side UPVC window. Laminate flooring, four ceiling lights and double radiator with thermostatic control valve.

## DESCRIPTION

An extended four bedroomed family house which has been improved and modernised with cavity wall insulation, some replacement UPVC windows, gas central heating, renovated bath & shower room, up-dated kitchen and dining area. With side access to rear garden with seating areas and raised lawn garden. There is a large timber shed for storage. The property has off-street car-parking across the front for three cars.

## DIRECTIONS

From Whitecross Roundabout head south up Wordsworth Road and on the right hand side, take the right hand turning into Rankin Road. At the T junction, turn left and proceed to the top of the street passing Arkwright Close, on the right hand side is 9 Langland Drive, with For Sale Board.

The house is 1.3 miles from The A49 Wye Bridge crossing. An alternative way of getting there is to drive along Breinton Road, which leads into Westfaling Street. Passing the Surgery, at the roundabout go straight across and take the first right turn into Langland Drive. Passing Barrie Road on the left the house is on the left.



### Utility Room

**5'9" x 4'9" (1.8m x 1.5m)**

Door into the back hall, used as utility room with pedestrian door to the side of the house. Laminate flooring and work surfacing counter over space for a washing machine and dryer. A UPVC window with fitted blind, view to parking area and wall mounted gas combi-boiler, spot lights

### WC

**5'9" x 2'9" (1.8m x 0.9m)**

Door into an under stair cloakroom with ceramic floor tiles, wash hand basin with cupboard below and low level WC. Wall mounted medicine cupboard and high level circuit breakers.

### STAIRS TO FIRST FLOOR

#### Landing

**7'8" x 6'5" (2.4m x 2m)**

A wide landing with access to roof space via loft hatch.

#### Bedroom 1

**7'8" x 8'5" (2.4m x 2.6m)**

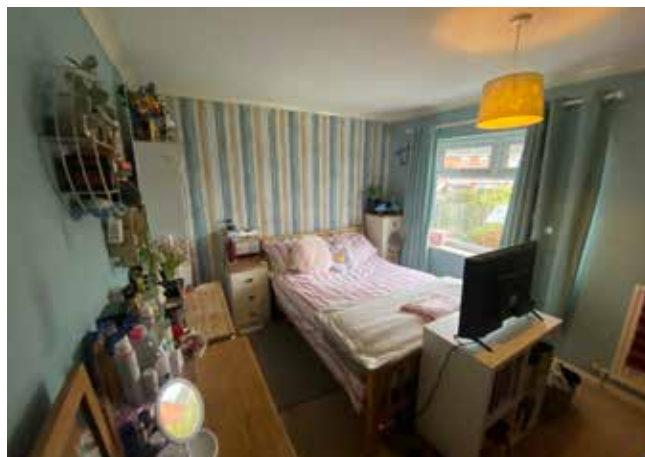
A square bedroom, partly over the stairs. With old style aluminium double glazed window, laminate flooring. Pendant light, and space for a single bed.



### Bathroom

**(5.2m 1.8m)**

Refurbished and set out as two rooms, one with a corner tub bath with light blue wall tiling around the bathroom to dado height and painted walls. Laminate flooring throughout. Heated towel rail, UPVC windows with fitted blinds, radiator. The shower room is wall boarded and the large walk in shower with drench shower head and stone shower tray. Pedestal ceramic sink with mono-block tap, storage cupboard below. Low level WC, heated towel rail and ceiling light, extractor fan, medicine cabinet.



#### Bedroom 2

**1'1" x 9'8" (3.4m x 3m)**

Master bedroom with south facing aluminium framed window and built-in wardrobe with sliding doors. Pendant light.

#### Bedroom 3

**12'4" x 9'5" (3.8m x 2.9m)**

Double bedroom, close carpeted room with space for wardrobes and dressing tables. UPVC window, with view over the rear garden. Pendant lights, and radiator.

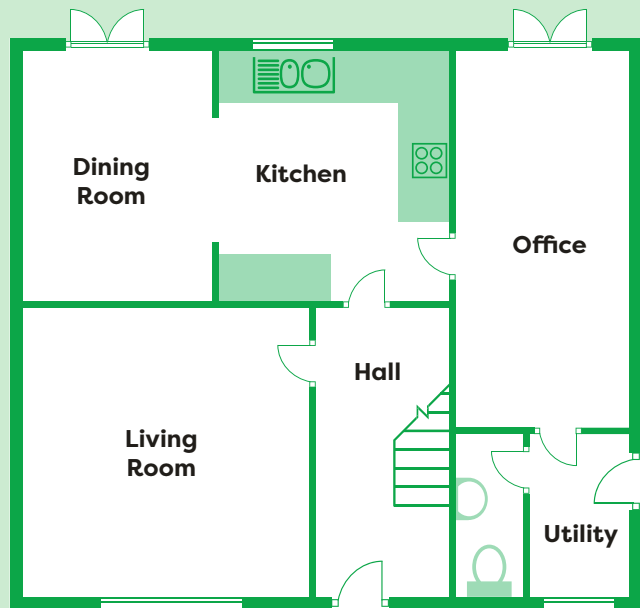
#### Bedroom 4

**8'5" x 14'7" (2.6m x 4.5m)**

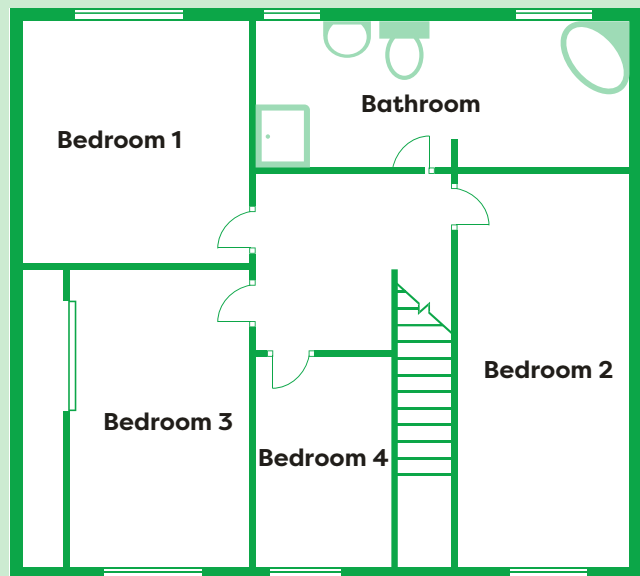
Double bedroom with space for a desk, wardrobe, a UPVC window, close carpeting, pendant light and radiator with control valve.



**GROUND FLOOR**



**FIRST FLOOR**





### Services

Mains gas, mains electricity, mains water and drainage.



### Council Tax

Rating of Band D

All enquiries contact Herefordshire Council Tax Team  
01432 260000.



### Anti Money Laundering (AML)

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.



### Guide Price

£349,950. No Chain.



### EPC

BAND D (73 C) - Certificate valid 2035 - 6635-9420-8509-0408-5206



### Viewing

Viewings are strictly by appointment through Arkwright Owens Chartered Surveyors, acting as sole agents with sole selling rights.

**Telephone 01432 267213**

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