






# ORCHARD GARDENS WOOLHOPE

## HEREFORD HR1 4RF

**Asking Price £550,000**

**FREEHOLD**

This attractive, modern detached house is pleasantly located about half a mile from the highly desirable village of Woolhope, which lies between the Cathedral City of Hereford (9 miles) and the Market Towns of Ledbury (7 miles) and Ross-on-Wye (8 miles), both with links to the M50 motorway.

Constructed to a high standard, the property has been designed for easy maintenance and low running costs with excellent levels of insulation, double-glazing, gas (LPG) central heating (underfloor to the ground floor), low voltage lighting, tiled floors to the majority of the ground floor and excellent family accommodation with a fantastic open plan kitchen/living/dining room, a large attic, excellent parking, garage and good sized garden. We highly recommend an inspection of this property, which is more particularly described as follows:

Flint & Cook

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• Recently constructed detached house • Viewing recommended • 4 bedrooms (1 en-suite) • HIghly energy effecient • Popular village/rural location • Superb open plan living space • Adjoining garage, garden • Part underfloor heating





## Full Description

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### Canopy porch

Door to

### Entrance hall

Tiled floor, smoke alarm, understairs store cupboard.

### WC

Storage cupboards, sink unit, tiled floor, WC, window to front, connecting door to the Garage.

### Sitting room

Window to front.

### Superb open-plan Kitchen/Dining/Living room

Tiled floor throughout and bi-fold doors to rear. The kitchen is fitted with a range of contemporary-style units with worksurfaces, built-in electric double oven, 5-ring induction hob, extractor hood, built-in fridge-freezer built in dishwaster, central island station with 1½ bowl porcelain sink unit with mixer tap, kickboard lighting. In the living area there is a full height ceiling with Velux window and further double doors to the rear.

### Utility room

Sink unit with cupboards under, worktop, tiled floor, plumbing for washing machine, electric fuseboard, cupboard housing the underfloor heating manifold, door and window to side.

### A staircase leads from the Entrance Hall to the

### First floor Landing

Smoke alarm, storage cupboard and central heating thermostat.

### Bedroom 1

Radiator, double doors with Juliet balcony to rear and EN-SUITE SHOWER ROOM with tiled shower cubicle with mains fitment, glass screen, wash hand basin, WC, tiled floor, extractor fan, ladder-style radiator, window.

### Bedroom 2

Radiator, window to rear.

### Bedroom 3

Radiator, window to front.

### Bedroom 4

Radiator, window to front.

## Bathroom

White suite comprising bath with mains shower, tiled surround, glass screen, wash hand-basin, WC, tiled floor, ladder style radiator, extractor fan and window.

## The staircase continues from the first floor to th

## Large Attic Store Room

Radiator, hatch to roof space, Velux roof window, access to eaves.

## Outside

The property is approached via double gates that lead to a large tarmacadam parking and turning area and the front garden is lawned with a stone retaining wall, and Beech hedging. GARAGE with electric roller shutter door, light, power and gas (LPG) central heating boiler. The garage could be converted into additional living accommodation, subject to necessary consent. There is access via gates to either side of the property with pathways and there is a good size rear garden which is enclosed by fencing, has a large patio with brick retaining wall, garden shed, numerous shrubs and conifer trees. Outside lights. Water taps.

## Services

Mains water and electricity are connected. Gas (LPG) central heating with underfloor heating to the ground floor. Private drainage system.

## Outgoings

Council tax band F - payable 2023/24 £3193.27Water - rates are payable.

## Money laundering regulations

Prospective purchasers will be asked to provide identification, address verification and proof of funds at the time of making an offer.

## Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

## Directions

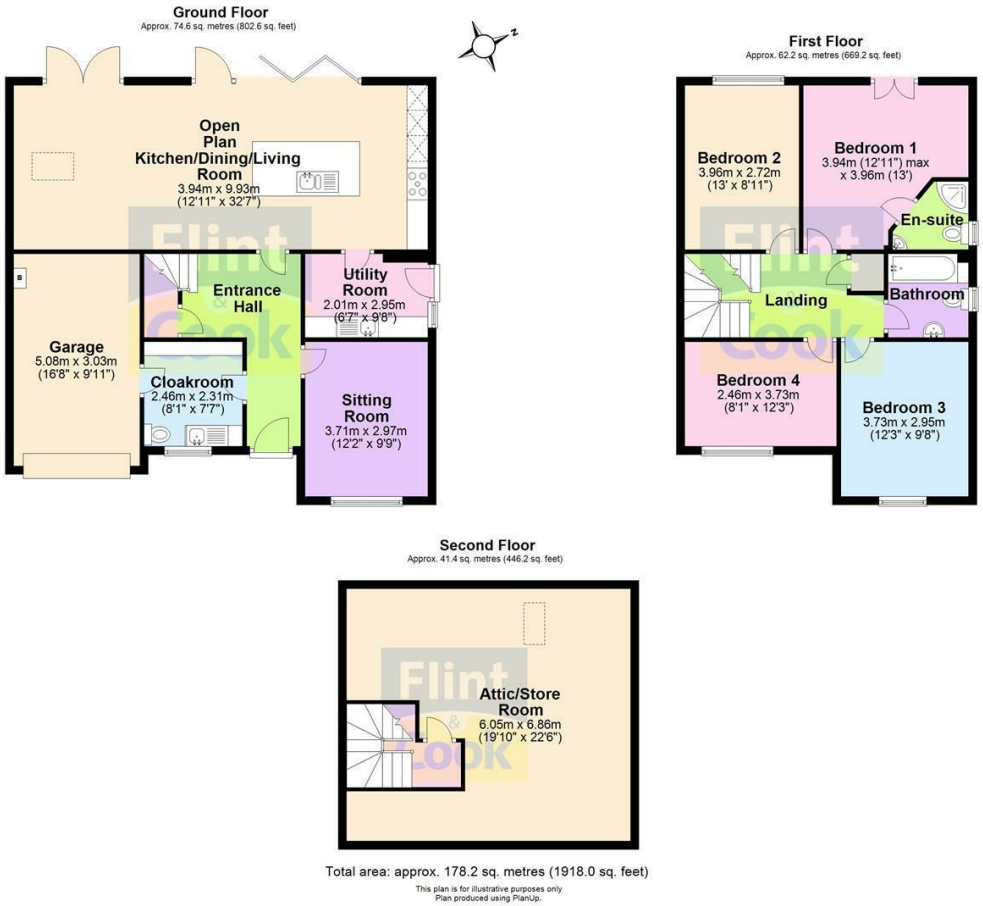
From Hereford proceed on the A438 towards Ledbury and then, just past Hereford fire station turn right onto the B4224 towards Fownhope. Continue through Hampton Bishop into Mordiford and over the river bridge and then at the Moon Inn, fork left towards Woolhope. Continue through Haugh Woods into Woolhope and, at the 2 junctions, turn left passing The Crown Inn on your left hand side, proceed down the hill and then past the Butchers Arms on the right and the property is located after a short distance on the left hand, as indicated by the Agent's FOR SALE board. What3words - stencil.microhip.snowy

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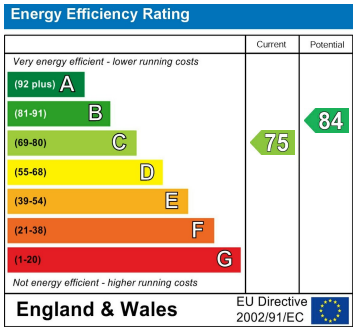













## EPC Rating: C  HEREFORD Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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