



34 Orchard Vale, Bartestree, Hereford, HR1 4FF



Sunderlands
Residential Rural Commercial



**34 Orchard Vale
Bartestree
Hereford
HR1 4FF**

Summary of Features

- Detached family house built in 2018
- 5 bedrooms, 2 receptions, ensuite shower – d/glazing & gas c/h
- Set in a popular cul-de-sac on the outskirts of a much favoured village

Asking Price £389,950

This attractive looking home offers a deceptively spacious accommodation over two floors being ideal for a family. There is double glazing and gas central heating, and briefly comprises Reception Hall, Cloakroom, Two Reception rooms, Kitchen/Breakfast, Utility and to the First Floor, five Bedrooms with Family Bathroom and en-suite shower. There is parking and an integral garage as well as attractive gardens with views across the estate to wooded hills.

Situation

Bartestree lies approximately three and half miles east of Hereford being strategically well placed for Ledbury, Malvern and also Worcester. This well served village has a shop, school, public house, village hall with football pitches as well as a regular bus service into Hereford City Centre. There are also some delightful walks around the village.

Accommodation

Canopy Porch

With front door leading to –

Reception Hall

With fitted cupboards and radiator.

Cloakroom

WC low flush suite, face and hand wash basin.

Sitting Room

Having radiator, double glazed bay window to the front, double glazed window to the side with views across the estate to distant hills.

Kitchen

With a range of modern units to both base and eye level, work surface area with inset stainless-steel sink, fitted dishwasher, double oven with extractor over, five ring gas hob, fitted fridge/freezer, double glazed window to rear and radiator.

Dining Room

Having double glazed patio doors to rear, double glazed window, radiator.

Utility

Having matching units to both base and eye level, stainless steel sink and drainer sink unit, double glazed door to outside, radiator and door to garage.

First Floor Landing

With doors off to:

Bedroom 1

Being 'L' shaped, having two double glazed windows with view over the estate to wooded hillsides, radiator, door to –

En-suite shower

With wash basin, WC low flush suit, shower and double-glazed window.

Bedroom 2

Having two double glazed windows and radiator.

Bedroom 3

Having radiator with double glazed window to rear.

Bedroom 4

Having double glazed window to front with radiator.

Bedroom 5/Study

Having double glazed window to front and radiator.

Bathroom

Comprising of bath with shower over, WC low flush suite, wash basin, double glazed window

Outside

To the front there is a drive providing parking which also gives access to the garage which has an up and over door, power and light and pedestrian door to Utility. To the front garden there is an area of lawn with front hedge and a side access path with gate to the rear. The rear gardens are enclosed with close border fencing and quite private and comprise a patio area and lawn garden and there are views over the estate towards wooded hills.

Services

Mains water, electricity, drainage and gas.

Fixtures & Fittings

Sheds and blinds by separate negotiations.

Tenure

Freehold.







Agents Note
There is a management company for the residential development called Management Green Belt and a service charge of £20 per month for maintenance of communal areas.

Directions
Leave Hereford east on the A438 as if going towards Ledbury. Pass through the village of Lugwardine and up into Bartestree continuing through the village, passing the shop and the crossroads. Continue downhill where the right turn to Orchard Vale can be seen on the right-hand side. Take this turn and follow the road around and straight ahead the property will be seen on the right-hand side as directed by the Agent’s For Sale sign.

Anti-Money Laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the ‘Ombudsman for Estate Agents Scheme’ OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.