



29 Quarry Field

Lugwardine, Hereford

HR1 4BS





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An exceptional modern detached house on an exclusive village development, Master bedroom with en-suite dressing room and shower room, 4 further bedrooms (1 en-suite), excellent living space, 2 adjoining double garages and large landscaped gardens.

This outstanding modern detached property occupies an exclusive location on the outskirts of a highly sought-after development within the popular village of Lugwardine, about 3 miles east of the Cathedral City of Hereford.

Within Lugwardine there is a church, a public house, secondary school (St Mary's RC), a bus service and in neighbouring Bartestree, there is also a shop, nursery school, primary school, village hall and sports playing field and the property is also in the catchment area for Bishop's secondary school.

Constructed by Bell Homes in 2018, the property has the remainder of a 10 year NHBC guarantee and provides exceptionally spacious family accommodation with gas central heating, double glazing, a magnificent open plan kitchen/living/dining room, 2 further reception rooms, Master bedroom with en-suite dressing room and shower room, 4 further bedrooms (1 en-suite), family bathroom and there are 2 adjoining double garages and exceptionally large gardens which are south facing, back onto coppicing and have been professionally landscaped with a children's play area and outdoor entertainment space together with a purpose-built Studio with woodburning stove – ideal as a home office or gymnasium.

We highly recommend an internal inspection of this property which is more particularly described as follows:-

Ground floor

Recessed Porch

With door to the

Entrance Hall

Tiled floor, understairs storage cupboard, alarm control, radiator, cloaks cupboard, store cupboard.

Downstairs Cloakroom

Tiled floor, part-tiled walls, WC, wash hand-basin, radiator, extractor fan.

Study

Radiator, window to front.

Lounge

With a log-effect electric fire, window to front and double doors to the

Magnificent Open Plan Kitchen/Dining/Living Room

With windows and bi-fold doors to the rear with electric blinds, tiled floor, vertical radiator, an ordinary radiator and a range of grey high gloss fronted base and wall mounted units with granite worksurfaces, a Range-style cooker, built-in dishwasher, full length built-in fridge and freezer, walk-in pantry with store cupboards, double doors to the Entrance Hall.

Utility Room

With base units, granite worktop, sink, plumbing for washing machine, radiator, tiled floor, gas central heating boiler, extractor fan, side entrance door.

Staircase leads from the Entrance Hall to the

First floor

Landing

With hatch to roof space, smoke alarm and airing cupboard.

Master Bedroom

Comprising a **Dressing Room** with a range of built-in wardrobes and door to the **En-suite Shower Room** with double width shower with mains overhead and handheld fittings and glass screen, tiled floor, part-tiled walls, 2 sinks with cupboards under, WC, ladder style radiator, downlighters, extractor fan, window to side.

Bedroom 2

Built-in wardrobe, radiator, window to rear and door to the **En-suite Shower Room** with shower cubicle with mains shower fitment with overhead and handheld fittings, WC, wash hand-basin, tiled floor, shaver point, ladder style radiator and window.

Bedroom 3

Built-in wardrobe, radiator, double glazed window to rear.

Bedroom 4

Radiator, window to front.

Bedroom 5

Radiator, window to front.

Bathroom

Suite comprising spa-bath with mixer tap, tiled shower cubicle with mains overhead and handheld fittings, wash hand-basin with cupboard under, WC, tiled floor, shaver point, extractor, downlighters and window.

Outside

To the front of the property there is a large brick-paved parking and turning area. There are **TWO ADJOINING DOUBLE GARAGES** with electric up-and-over doors, light, power and side door, electric car charging point. There is a lawned area to the left hand side of the drive and then immediately to the front there is a further lawned garden with hedging and access to either side of the property.

There is an extremely large rear garden which is a particular feature of the property being south/southwest facing and has been professionally landscaped with an extensive patio and lawn and to the side there is an **OUTDOOR ENTERTAINMENT AREA** with large, new bbq kitchen area (Subject to negotiation) and children's play area. There is an extensive range of ornamental and specimen shrubs and the garden backs onto a coppice for an excellent level of privacy and seclusion.

STUDIO - purpose-built and ideal as a home office or gymnasium with a woodburning stove, light, power, laminate flooring and there is an external surrounding sundeck. Outside lights and water tap.

General information

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band G - payable 2023/24 £3667.09
Water and drainage - metered supply.

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford proceed towards Ledbury on the A438, over the river bridge into Lugwardine and then turn left into Quarry Field and then turn left again and continue to the end of the road and the property is located at the bottom of the cul-de-sac on the left hand side.

What3words – shudders.streamers.urgent

Viewing

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

Money laundering regulations

To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Opening hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 2.00 pm

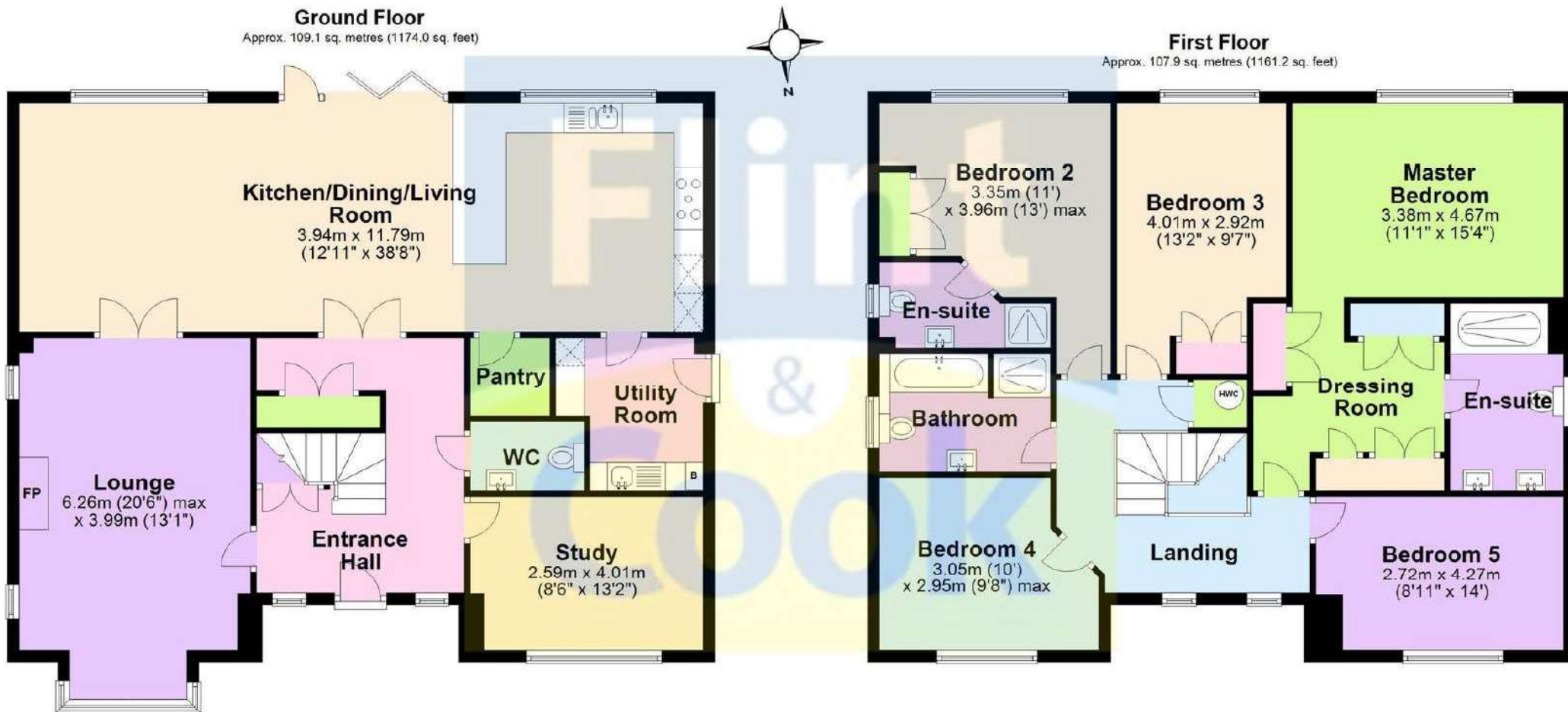
JRC FC008126 October 2023 (1)

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		









Total area: approx. 216.9 sq. metres (2335.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



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