

FOR
SALE



1 Village Way, Bartestree, Hereford HR1 4FH

£459,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Highly sought-after village an impressive modern detached house with 4 good sized bedrooms, luxury kitchen and bathrooms, private side garden with home office. Must be viewed!

POINTS OF INTEREST

- *Popular village location*
- *Impressive detached house*
- *Luxury kitchen & bathrooms*
- *4 Good size bedrooms*
- *Private garden with home office*
- *Must be viewed!!*



ROOM DESCRIPTIONS

Feature Entrance Porch

With entrance door through to the

Reception Hall

With mat-well, fitted carpet, radiator, understairs store cupboard, carpeted staircase to the first floor, further store cupboard (ideal for coats & shoes etc), smoke alarm, central heating thermostat and door to the

Cloakroom

Low flush WC, wash hand-basin, tiled floor, radiator, recessed spotlighting, display shelf and double glazed window.

From the Reception Hall, double doors open through to the

Impressive Lounge

Fitted carpet, double glazed windows to the front and rear with shutter style blinds, two radiators and feature bay window to the side with shutter style blinds.

Luxury Kitchen/Dining Room

Kitchen area with a range of wall and base units, ample worksurfaces with splashbacks, 1½ bowl sink unit, recessed spotlighting, breakfast bar with pop-up power and USB points, under cupboard lighting, extensive range of integrated appliances including double oven, 4-ring gas hob with cookerhood over, fridge/freezer, washer/dryer and dishwasher, double glazed window to the rear with shutter style blinds. Dining area with tiled floor, two radiators, double glazed window to the front aspect with shutter style blinds and large bay area to the side with patio doors leading onto the side patio and garden.

Landing

Fitted carpet, radiator, access hatch to loft space, built-in airing cupboard, double glazed window to the rear with Venetian blinds.

Bedroom 1

Fitted carpet, space for wardrobes, double glazed window to the front aspect with Venetian blinds, fitted double wardrobe with mirrored sliding doors and door to the En-suite Shower Room with double shower cubicle, WC, wash hand-basin, tiled floor, partially tiled wall surround, recessed spotlighting, ladder style radiator and extractor fan.

Bedroom 2

Fitted carpet, double glazed windows to the front and side aspect with Venetian blinds, radiator and space for wardrobes.

Bedroom 3

Fitted carpet, double glazed windows to the side and rear with Venetian blinds, radiator, space for wardrobes.

Bedroom 4

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blinds.

Bathroom

Suite comprising bath with shower unit over and glazed folding screen, wash hand-basin, WC, tiled floor, partially tiled wall surround, ladder style radiator, double glazed window with blinds, recessed spotlighting and extractor fan.

Outside

To the front of the property a paved pathway leads to the entrance door and there is a lawned garden to the side bordered by flowers and shrubs. To the immediate rear of the property there is a good size driveway providing ample off-road parking facilities which leads down to a DETACHED SINGLE GARAGE with up-and-over door, power and light points, ample storage space and personnel door to the garden. To the immediate side of the property there is a good sized paved patio area providing the perfect entertaining space with further seating area in the corner laid to chippings. The remainder of the garden is attractively laid to lawn and all enclosed by high walling and fencing to maintain privacy. One of the main features of the property is the detached garden office which has power and light points, double doors with double glazed windows to each side and offers the perfect garden retreat.

General Information

Services

Mains water, electricity, drainage & gas are connected. Gas fired central heating.

Outgoings

Council Tax Band 'F'

Water and drainage are payable.

Tenure & Possession

Freehold - vacant possession on completion.

Directions

Proceed east out of Hereford City on the A438 Ledbury Road, proceed through the village of Lugwardine and continue into Bartestree and after passing the village hall on the right-hand side, number 1 Village Way is located on the right, before reaching the shop.

Viewing

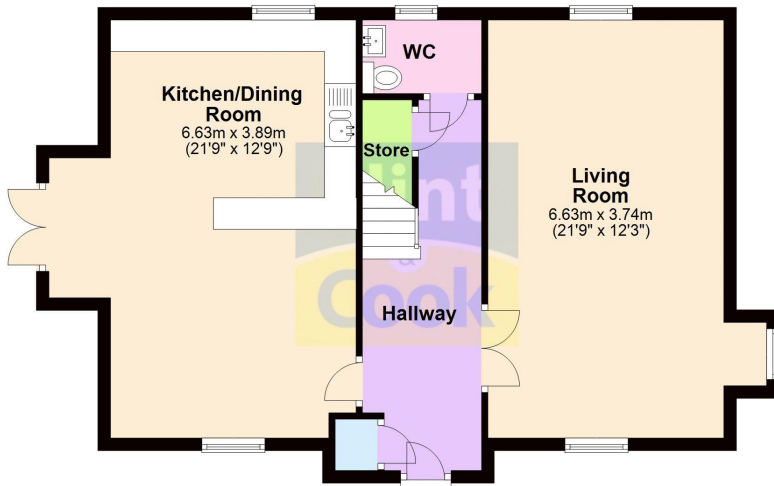
Strictly by accompanied through the Agent, Flint & Cook Hereford 01432 355455

Opening Hours

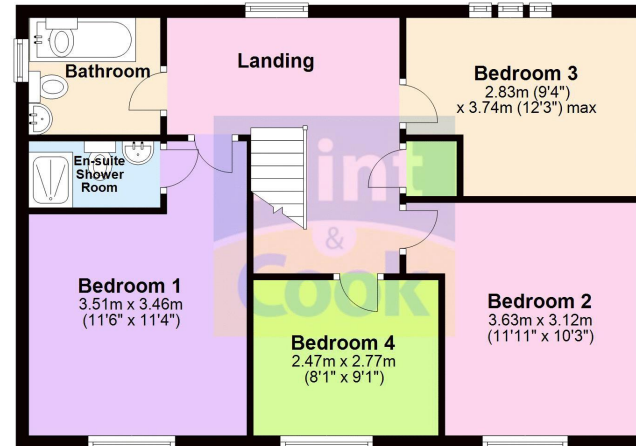
Monday - Friday 9am - 5.30pm

Saturday 9am - 2pm

Ground Floor
Approx. 68.5 sq. metres (737.3 sq. feet)



First Floor
Approx. 63.9 sq. metres (688.2 sq. feet)



Total area: approx. 132.4 sq. metres (1425.5 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	93
(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, Scotland & Wales			