



## DIRECTIONS

From Hereford City proceed west onto A438 Whitecross Road, at the roundabout take the 3rd exit onto A4110 Three Elms Road, at the traffic lights turn left onto A4103 Roman Road, turn next right onto Tillington Road, after approximately 7.3 miles turn right in Weobley village onto Gadbridge Road, turn left onto Garnstone Drive and the property can be found on the left hand side as indicated by the Agents For Sale Board. For those who use

‘What3words’/’/’/fantastic.introduce.slang



## GENERAL INFORMATION

### Tenure

Freehold

### Services

Mains electricity, water and drainage are connected to the property. LPG gas.

### Outgoings

Council tax band ‘D’

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
	73	85
EU Directive 2002/91/EC		

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

36 Garnstone Drive

Weobley Hereford HR4 8TH

£325,000



• Under floor heating downstairs • Zone controlled radiators • En suite to master bedroom • Downstairs cloakroom

Hereford 01432 343477

Ledbury 01531 631177





## OVERVIEW

A delightful modern, three storey semi-detached four bedroom house comprising underfloor heating to ground floor, and zone controlled radiators, reception hall, open plan lounge/dining/kitchen, cloakroom, en-suite shower to master bedroom, family bathroom, gardens, garage and off road parking.

Situated on the fringe of one of Herefordshire's most popular and sought after black and white villages, approximately 11 miles northwest of Hereford City, Weobley village is a well serviced community for amenities having doctors and dentist surgeries, secondary and primary schools, public houses, restaurants and takeaway, one stop shop, post office, coffee house, village hall, churches, beautiful walks and a regular bus service.

In more detail the property comprises:  
Double glazed front door at the front elevation leads to:

### Entrance Hall

Having laminate vinyl tiled flooring, two ceiling light points, under floor heating, under stairs storage cupboard housing the telephone/data points, and light.  
Door to:

### Cloakroom

Having double glazed obscure glass widow to front elevation, same floor continued through as the entrance hall, under floor heating, low level WC, part tiling, spot lights, and wash hand basin with mixer tap over.

### Open Plan 'L' shaped Lounge/Kitchen

5.0m x 3.0m (16' 5" x 9' 10") Lounge Area:  
Having carpet flooring, underfloor heating, ceiling points, wall mounted television point, and glazed windows to the rear elevation and double glazed doors onto the patio.  
5.0m x 3.0m (16'5" x 9'10") Kitchen Area:  
Having under floor heating, fitted kitchen with soft close wall and base units, roll top working surfaces over, Neff integrated dishwasher, RangeMaster 1.5 stainless steel sink bowl and drainer, integrated fridge/freezer, feature lighting, spot lights, space for oven, Neff cooler hood over, and power points.

From the reception hall stairs lead to:

## FIRST FLOOR

### Landing

Having two ceiling light points, large airing cupboard with shelving and housing the boiler, another storage cupboard and carpet flooring.

### Bedroom 2

3.0m x 3.3m (9' 10" x 10' 10")  
Having double glazed window to rear elevation with countryside views, radiator, built-in storage cupboards, ceiling light point and carpet flooring.

### Bedroom 3

3.0m x 3.2m (9' 10" x 10' 6")  
Having carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, built-in wardrobes, power and data and TV points.

### Bedroom 4

2.0m x 2.21m (6' 7" x 7' 3")  
Currently being used as a study/office, having double glazed window to the rear elevation, with beautiful views over the countryside, carpet flooring, ceiling light point, power and data points.

### Bathroom

Having double glazed obscured glass window to the front elevation, tiled flooring with under floor heating, part tiled walls, low level WC, large bath with mixer tap over and shower attachment , shaver point, wash hand basin with mixer tap, chrome towel radiator, spot lights, wall mounted mirror and extractor fan.

From the first floor landing a stairs leads to:

## SECOND FLOOR

### Landing

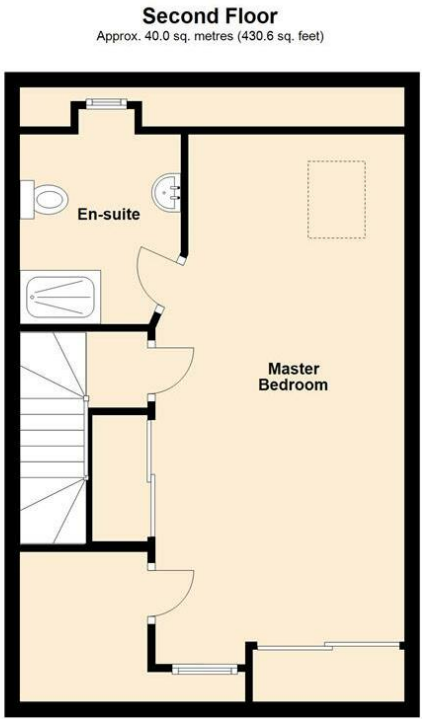
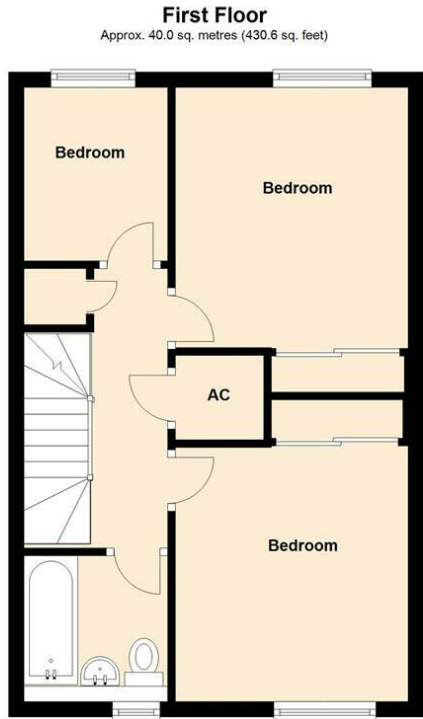
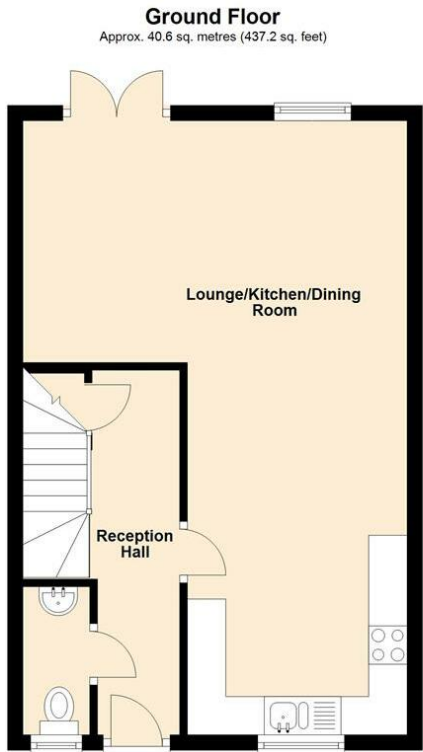
Having power points, and ceiling light point.  
Door to:

### Master Bedroom 1

7.0m x 3.18m (23' 0" x 10' 5")  
Having two double glazed Velux widnows with blinds one to the rear elevation and the other to the front, loft access, carpet flooring, two radiators, separate and a wealth of built-in wardrobe spaces.  
Door to:

### En-Suite

Having double glazed obscured glass window to rear elevation, tiled flooring with under floor heating, part tiled walls and tiled shower corner cubicle with mains shower unit, spot lights , chrome towel radiator, low level WC, wash hand basin with mixer tap and shaver point.



Total area: approx. 120.6 sq. metres (1298.3 sq. feet)  
**36 Garnstone Drive, Weobley**

## OUTSIDE

The property is approached over a tarmacadamed driveway to the front elevation, and the front garden has a small lawned area and a shrubbery border, and from here leads to the single garage. A wooden gate gives access around to the rear garden where there is a patio seating area which is also accessed from the patio doors which lead from the lounge area. Beyond here there is a small lawn and raised flower beds and fencing behind making it a low maintenance garden with a decked seating area, with outdoor power available.

### Single Garage

3.2m x 6.5m (10' 6" x 21' 4")  
Having base and wall units which match the kitchen, a pitched roof, power and light, up and over door at the front and a double glazed door to the side elevation and access to the rear garden.



## At a glance...

- ✓ Lounge Area: 5.0m x 3.0m (16' 5" x 9' 10")
- ✓ Kitchen Area: 5.0m x 3.0m (16' 5" x 9' 10")
- ✓ Bedroom 2. 3.0m x 3.3m (9' 10" x 10' 10")
- ✓ Bedroom 3. 3.0m x 3.2m (9' 10" x 10' 6")
- ✓ Bedroom 4. 2.0m x 2.21m (6' 7" x 7' 3")
- ✓ Master Bedroom 1. 7.0m x 3.18m (23' 0" x 10' 5")
- ✓ Single Garage 3.2m x 6.5m (10' 6" x 21' 4")

## And there's more...

- ✓ Popular village location
- ✓ Well serviced village for amenities
- ✓ Local walks
- ✓ Regular bus service

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.