



GENERAL INFORMATION

Tenure

Freehold

Services

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

LPG Gas Tank - Quarterly Rental Charge Of £15.75

Tank Owned By Callow

Charges include maintenance and call out services.

Tank Located Under The Front Lawn

Outgoings

Council tax band 'C'

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	68
(39-54)	E	44
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		

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.

6 Orchard Close
Dilwyn Hereford HR4 8HQ

£325,000



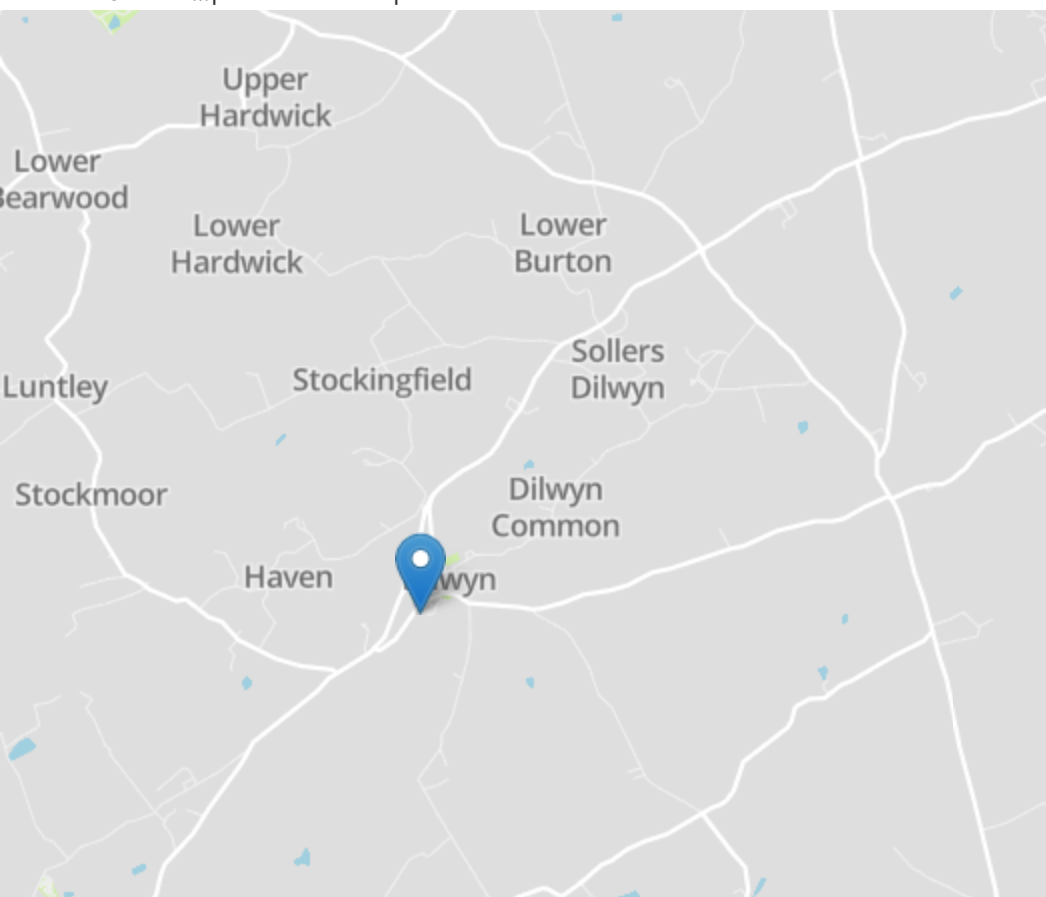
- Double garage • 3 bedroom extended semi detached house • South facing garden. • Underfloor heating

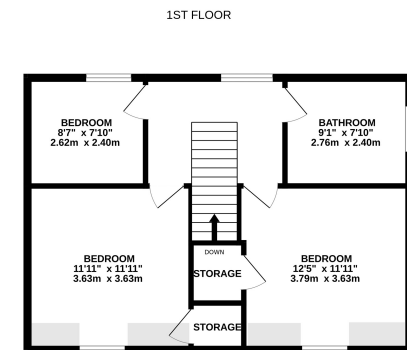
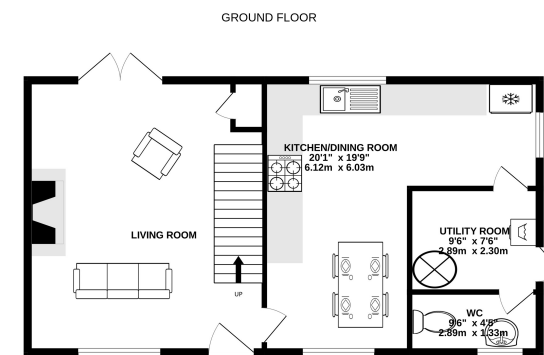
Hereford 01432 343477

Ledbury 01531 631177

DIRECTIONS

From Hereford City proceed northwest onto A438 Whitecross Road, at the roundabout take the third exit onto Three Elms Road A4110, at the traffic lights carry straight on staying on the A4110 for approximately 9 miles, turn left towards Dilwyn, on entering the village and at the green where there is a triangle road bare left towards the bypass, turn left onto Orchard Close and the property can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words'///pacemaker.vivid.paces





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OVERVIEW

This immaculately and beautifully maintained extended three bedroom semi detached property set in a quiet cul-de-sac offers generous accommodation comprising, open plan lounge area, 'L' shaped kitchen/dining room, utility room, downstairs WC, three bedrooms which two are very generous, family bathroom, south facing gardens with some quintessential views across the Herefordshire countryside, double garage, gardens and off road parking. Situated within the picturesque and popular village of Dilwyn which is located on the black and white trail, where the village itself offers a lively and bustling community with many amenities and local facilities to include primary school, public house, village hall and church. There are numerous local groups ranging from infant to senior age and the local community conduct further activities throughout the year. Around five miles distant is the well-served and renowned market town of Leominster, famed for its antique and tea shops; 11 miles from the bustling city of Hereford and the Independent Hereford Cathedral School. The black and white village of Weobley is just 3 miles away with its high school, primary school, shops, restaurants and tea shop.

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

Open Plan Lounge Area

4.4m x 5.9m (14' 5" x 19' 4")
With oak engineered flooring, underfloor heating under a suspended floor which is insulated with separate zone control, two ceiling light points, double glazed window to the front elevation, double glazed french doors opening onto the south facing rear elevation, log burning stove set into limestone fireplace, under stairs fitted storage cupboard which houses the electrical components, under floor heating, mains consumer unit, TV, telephone point and a wealth of power points.

Opening through to:

'L' Shaped extended Kitchen/Dining Room

5.6m x 4.86m (18' 4" x 15' 11")
With two LPG gas fired central heating radiators, oak engineered flooring, part lino flooring which leads to the extended area.
Dining Area:
Having ceiling light point and double glazed windows to front elevation and rear elevations.
Kitchen Area:
With fitted wall and base units, roll top working surfaces, spot lights, two bowled sinks with drainer, recently fitted Beko electric double oven, Hisense 4 ring electric hob, cooker hood over, space for fridge and freezer, and space and plumbing for dishwasher.
Door leads to:

Utility Room

Housing the central heating boiler and large water cylinder, space and plumbing for washing machine double glazed door to the side elevation, and ceiling light point.
Door leads to:

Downstairs WC

With ceiling light point, continued lino flooring, double glazed obscured glass window to front elevation, wash hand basin with mixer tap over, and low level WC.

Open staircase stairs from the lounge lead to:

FIRST FLOOR

Landing

Having carpet flooring, decorative panelling, double glazed window to the rear elevation towards beautiful countryside, and loft hatch.

Door to:

Bedroom 1

3.5m x 3.5m (11' 6" x 11' 6")
Having built-in storage cupboard with automated light, oak engineered flooring, wealth of power points, ceiling light point, and radiator.

Bedroom 2

2.8m x 3.5m (9' 2" x 11' 6")
With carpet flooring, ceiling light point, built-in large wardrobe, radiator, double glazed window to the front elevation.

Bedroom 3

2.0m x 2.6m (6' 7" x 8' 6")
Having radiator, carpet flooring, ceiling light point, power points and a double glazed window to the rear elevation with far reaching countryside views to the south.

Bathroom

Having lino flooring, ceiling light point, spot light with extractor fan, large bath with hot and cold tap and mains shower unit over, wash hand basin with mixer tap over, partly tiled walls, double glazed obscured glass window to the side elevation, low level WC, chrome towel radiator and a wall fitted vanity space.

OUTSIDE

The property is approached at the front elevation where there's two lawned areas separated by a concrete path leading up to the front door and flowering bushes. Near the garages there's a lawned area and a silver birch tree and from here there's parking for two plus vehicles, and a separate detached double garage which is within a block of four other garages and is opposite the property, and to the

rear of the garages there is a separate entertaining area. Hedging boundaries the side and front of the property and a side gate opening through to the side garden where there are steps up to a patio entertaining area which runs along side the property and from here opens through to the rear garden which is mostly laid to lawn and has trees dispersed. There's an outside tap and power, and as a whole the garden is low maintenance and has far reaching south facing views.

Detached Double Garage

This garage is in a separate designated area where it is part of a block of other garages belonging to other properties on the cul-de-sac.



At a glance...

- Open plan lounge area 4.4m x 5.9m (14' 5" x 19' 4")
- 'L' shaped extended kitchen/dining room 5.6m x 4.86m (18' 4" x 15' 11")
- Bedroom 1. 3.5m x 3.5m (11' 6" x 11' 6")
- Bedroom 2. 2.8m x 3.5m (9' 2" x 11' 6")
- Bedroom 3. 2.0m x 2.6m (6' 7" x 8' 6")

And there's more...

- Popular village location
- Close to local amenities

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.