

FOR  
SALE



6 Pear Tree Close, Much Dewchurch, Hereford HR2 8FL

£445,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Occupying a peaceful private cul-de-sac position in this highly sought-after village location, a superb 2-bedroom detached bungalow offering ideal retirement accommodation.

The property, which is in immaculate decorative order throughout, has air-source underfloor heating, double-glazing, luxury kitchen and bathroom, landscaped gardens and to fully appreciate the property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *Superb detached bungalow*
- *Luxury kitchen and bathroom*
- *2 bedrooms*
- *Attractive landscaped gardens*
- *Ideal for retirement*
- *Must be viewed*
- *Ample off-road parking*



## ROOM DESCRIPTIONS

### Recessed entrance porch

Outside light, meter box and entrance door to the

### Spacious reception hall

Carpet, recessed spotlighting, access hatch to loft space with pull down ladder, built in airing cupboard and large double storage cupboard.

### Impressive lounge

A light and airy room with fitted carpet, window and double glazed French doors to the rear garden enjoying fine views to Hay Bluff in the distance. Further side window with Venetian blind.

### Luxury kitchen/ dining room

Comprehensively fitted with a range of wall and base units, single bowl sink unit with pot washer style mixer tap, ample granite work surfaces with splashbacks, feature flooring, recessed spotlighting, windows to front and side aspect enjoying a pleasant outlook, with venetian blinds, extensive range of integrated appliances including double oven, microwave, fridge/freezer, dishwasher and 5 ring induction hob with splashback and contemporary hood over, space for dining table and double doors opening onto the rear patio and garden.

### Utility Room

Single drainer sink unit with pot washer style mixer tap over, wall and base cupboards, work surfaces, with splashback, feature flooring, door and window to the rear, space and plumbing for washing machine.

### Bedroom 1

Carpet, built in double wardrobe, windows to the front and side aspects with fitted blinds.

### Bedroom 2

Carpet, window to the front aspect with blinds and built in double wardrobe.

### Luxury bathroom

Panelled bath, vanity wash hand basin with storage below & mirror over, low flush WC, tiled floor and wall surround for easy maintenance, window, large double walk in shower cubicle with twin showerheads.

### Outside

To the front of the property is an attractive lawned garden, enclosed by hedging, interspersed with trees and gated access to the rear via two sides of the property.

To the side of the property is a good sized driveway providing ample parking and EV charging point. The attractive side and rear gardens are mainly laid to lawn, bordered by flowers and shrubs, well enclosed for privacy and backing onto open fields with fine views in the distance. There are several paved patio areas providing perfect entertaining spaces, detached Summerhouse and large workshop (18' x 8') with power and light.

### Directions

From Hereford take the A49 towards Ross-On-Wye, and after crossing over the top of Callow Hill, take the right hand turn towards Wormelow, then taking the left turn to Much Dewchurch. Proceed through the village and Pear Tree Close will be found on the left-hand side.

### Services

Mains electricity, water and drainage are connected. Air source underfloor heating.

### Outgoings

Council tax band E, payable 2024/25 £2786.89.

Water and drainage - metered supply.

### Viewing

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

### Money laundering regulations

Prospective purchasers will be asked to provide photo identification, address verification and proof of funding at the time of making an offer.

### Ground Floor

Approx. 110.8 sq. metres (1192.4 sq. feet)



Total area: approx. 110.8 sq. metres (1192.4 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+)	<b>A</b>		100
(81-91)	<b>B</b>	88	
(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			
EU Directive 2002/91/EC			