

FOR
SALE



Maple 3 Pilgrim Park, Much Birch, Hereford, Herefordshire HR2 8HJ

£674,500 - Freehold

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

PROPERTY SUMMARY

LAST ONE REMAINING. A newly constructed detached property on an exclusive village development with 3 double bedrooms (1 en-suite) plus dressing room/ study, open plan living space, spectacular views, excellent parking and good sized gardens.

POINTS OF INTEREST

- *LAST ONE REMAINING!!*
- *Newly constructed detached property*
- *Exclusive village development*
- *3 Bedrooms, en-suite*
- *Highly energy efficient*
- *Spectacular views*
- *Excellent parking, large gardens*



ROOM DESCRIPTIONS

Recessed Porch

Leading to

Entrance Hall

With walk-in storage cupboard and airing cupboard.

Cloakroom

Wash hand basin with cupboard under, WC, mirror, window.

Kitchen/Living/Dining Room

2 sets of bi-fold doors to the rear, pelmet lighting and down lighters, Kitchen fitted with a range of contemporary style units with retro glazed cupboards, granite work surfaces, 1 1/2 bowl sink unit, pattern glazed splashbacks, tall fridge, tall freezer, electric double oven (part combi), built-in dish washer, large island station with quartz top and breakfast bar, down draft induction hob, electric opening Velux rooflight over island and sound insulated door to

Utility Room

With Belfast sink unit, quartz work surface, space for washing machine and tumble dryer, extractor fan, window to front and door to the car parking area.

Bedroom 1

Storage cupboards, window to rear and generous en-suite shower room with overhead and hand-held fittings, WC, wash hand basin with cupboard under, lite infra red mirror with shaver socket, ladder-style radiator, extractor fan, window.

Study / Dressing Room / Bedroom 4

Window to side.

Inner Hall

With stairs up to

Bedroom 2

4 windows overlooking countryside.

Bathroom

Free standing bath, WC, wash hand basin with cupboard under, lite infra red mirror with shaver socket, tiled walls, separate shower with mains overhead and hand-held fittings, tiled floor and ladder-style radiator and window to side.

Bedroom 3

Window to side.

Outside

The property is approached via a tarmac drive with excellent parking space, a hot and cold water tap, to the side of which there is a lawn and flag stone pathway. There is a good sized rear garden with a large terrace and good sized lawn. Storage shed. Outside lights.

Services

Mains electricity, water, mains drainage and air heat source central heating. Ultrafast broadband to the property.

Directions

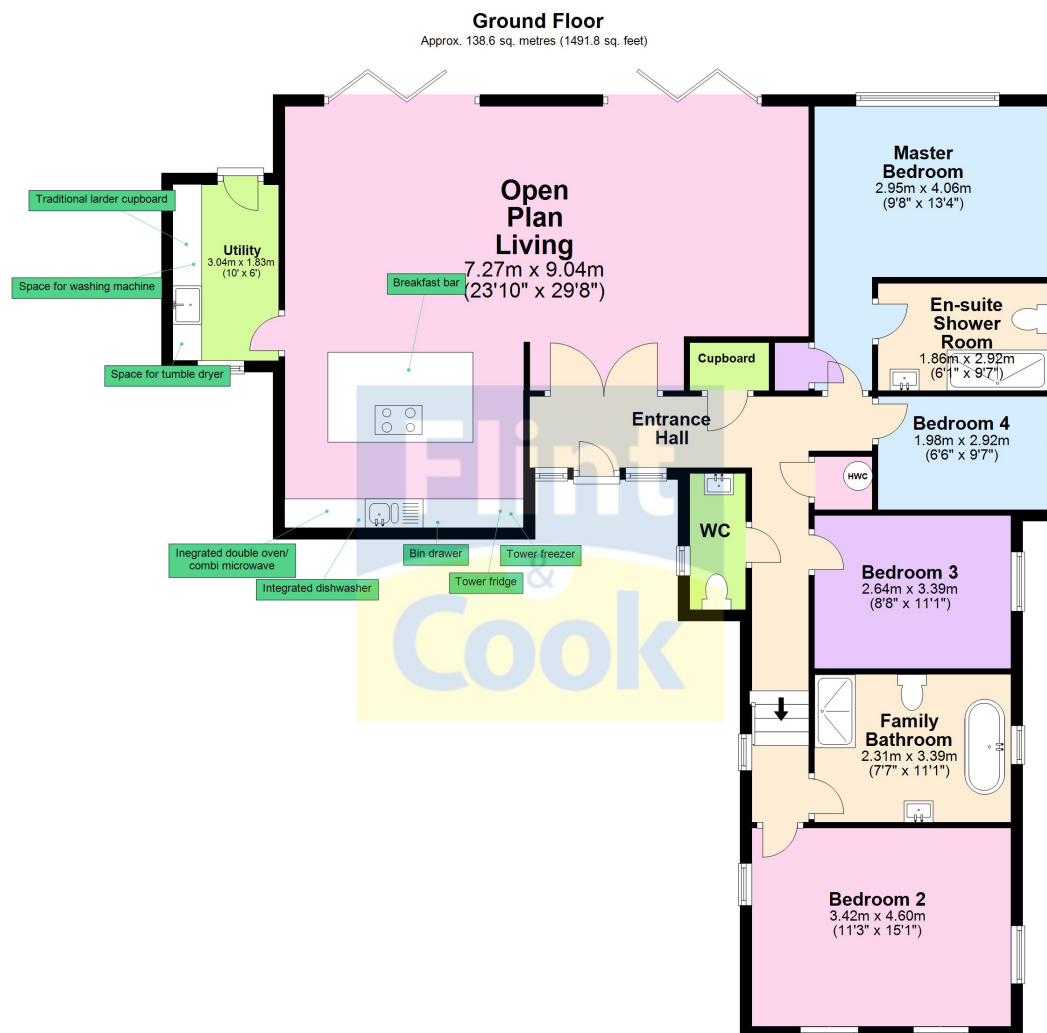
From Hereford proceed south towards Ross-on-Wye on the A49 into Much Birch, then turn right into Tump Lane (towards Wormelow) and the entrance is on the right hand side after approximately 250 yards.

Viewing

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

Money Laundering Regulations

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



Total area: approx. 138.6 sq. metres (1491.8 sq. feet)

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

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