



## Elder

4 Pilgrim Park  
Much Birch  
Hereford  
HR2 8HJ



# Elder, 4 Pilgrim Park, Much Birch, Hereford HR2 8HJ

**A newly constructed detached property on an exclusive village development with 4 double bedrooms (1 en-suite), open plan living space, spectacular views, excellent parking and good sized gardens.**

This stunning detached single storey property occupies an elevated location on the outskirts of the village of Much Birch with spectacular westerly views towards Garway Hill and the Black Mountains, between the cathedral city of Hereford (7 miles) and the market towns of Ross-on-Wye (11 miles) and Monmouth (14 miles). With the M50 motorway link at (Junction 3) just outside Ross-on-Wye.

Within Much Birch there is a church, doctors surgery, village hall and public house, garage and shop.

Constructed by highly respected local developers, Kinspire Homes the property has composite stone and wood cladding to a very contemporary standard designed for ease of maintenance with features including a sedum (warm) room, air source (under floor) heating, powder coated double glazing, high levels of insulation, high quality sanitary ware and a well fitted kitchen with appliances together with excellent parking and a good sized garden.

We highly recommend an inspection of this striking property.

## **Recessed Porch**

Leading to

## **Entrance Hall**

With walk-in storage cupboard with hot water cylinder.

## **Cloakroom**

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

## **Kitchen/Living/Dining Room**

2 sets of b-i fold doors to the rear, pelmet lighting and down lighters. The kitchen is 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, breakfast bar and down draft induction hob. Electric opening Velux glass rooflight over island. Sound insulated door to utility room.

## **Utility Room**

With Belfast sink unit, quartz work surface, space for washing machine and tumble dryer, extractor fan, window to front and door to rear garden.

## **Inner Hall**

Steps down to

## **Bedroom 1**

Three windows, storage cupboards and **generous en-suite bathroom** with fitted bath and separate shower, WC, wash hand basin with cupboard under, lite infra red mirror, shaver socket, ladder style radiator, extractor fan, window.

## **Bedroom 4**

Window to side.

## **Bedroom 3**

Window to side.

## **Inner Hall**

With steps leading up to

## **Bedroom 2**

2 windows to front.

## **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, window to side.

## **Outside**

The property is approached via a tarmac drive with excellent parking space, a hot and cold water tap, to the front there is a lawn and flag stone pathway leading to the rear of the property. There is a good sized rear garden with a large terrace, raised sleeper flower bed and steps down to a 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.

## **Money Laundering Regulations**

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







4 Elder

3 Maple

**Ground Floor**  
Approx. 153.9 sq. metres (1656.2 sq. feet)



Total area: approx. 153.9 sq. metres (1656.2 sq. feet)

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



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