

FOR
SALE



45 Orchard Vale, Bartestree, Hereford HR1 4FF

£405,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location just a short distance from Hereford City centre, an immaculately presented 4 bedroom detached house offering ideal family accommodation. The property was constructed in 2018 and has the benefit of the remaining NHBC Warranty. The property also benefits from driveway parking, garage, enclosed rear garden, spacious living accommodation, 4 double bedrooms (1 en-suite) and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Modern detached house*
- *Popular village location*
- *Driveway parking & garage*
- *4 Double bedrooms (1 en-suite)*
- *Ideal family home*
- *Immaculately presented throughout*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With entrance door leading into the

Entrance Hall

With mat-well, fitted carpet, radiator, smoke alarm, Hive central heating thermostat for the ground floor, useful understairs storage cupboard and doors to

Downstairs Cloakroom

With low flush WC, wash hand-basin, radiator, tiled floor and opaque double glazed window to the front aspect.

Living Room

Fitted carpet, radiator, double glazed window to the front aspect and double wooden French doors leading into the

Dining Room

Fitted carpet, radiator, double glazed window to the rear aspect and door leading into the

Superb Kitchen/Dining Room

Fitted with matching wall and base units and ample worksurfaces, 1½ bowl sink and drainer unit, integrated appliances to include fridge/freezer, washing machine, dishwasher, double electric oven and 5-ring gas hob with extractor over, double French doors and double glazed window leading to the rear garden, porcelain tiled floor, radiator and double doors to the Entrance Hall.

From the Entrance Hall there is a door into the Integral Garage

With up-and-over door to the front with light and power.

First floor landing

Fitted carpet, radiator, loft hatch, smoke alarm, double glazed window to the front aspect, useful linen cupboard with fitted wooden shelf and doors to

Master Bedroom

Fitted carpet, radiator, double glazed window to the rear aspect with beautiful views across to the Malvern Hills and door leading into the EN-SUITE SHOWER ROOM with double width shower cubicle with mains fitment shower over and tiled surround, low flush WC, pedestal wash hand-basin with tiled splashback, wall mounted storage cabinet with mirrored doors, tiled floor and extractor.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect.

Bathroom

Suite comprising panelled bath with mains fitment shower over and tiled surround, separate shower cubicle with mains fitment shower and glass opening door, low flush WC, pedestal wash hand-basin with tiled splashback, radiator, opaque double glazed window to the side aspect, extractor and tiled floor.

Bedroom 3

Fitted carpet, radiator, double glazed window to the front aspect.

Bedroom 4

Fitted carpet, radiator, double glazed window to the front aspect.

Outside

To the front of the property there is a driveway providing off-road parking for 2 vehicles which leads to the garage. There is also a lawned area, enclosed by hedging with a mature tree and a paved pathway with stone border leading to the front entrance door and the side access gate to the rear. The beautifully landscaped rear garden has a large paved patio area - perfect for entertaining and with steps leading down to the remainder of the garden which is mainly laid to lawn with a stone border with seating area. Outside There is also a small border with a range of plants and shrubs. Useful outside tap and outside powerpoint.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band E - payable 2024/25 £2829.97

Water and drainage - metered supply.

Agent's Note

There is a maintenance charge payable for the development which is £30 per calendar month.

Money laundering regulations

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

Viewing

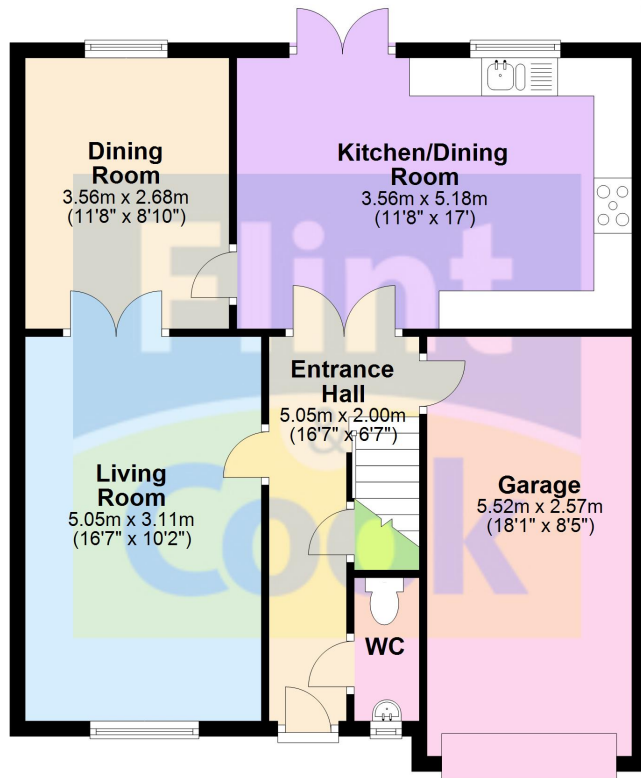
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed east out of Hereford on the A438 and continue towards Ledbury, passing through the village of Lugwardine and on reaching the village of Bartestree continue past the shop and the crossroads, continue down the hill and take the right hand turn to Orchard Vale, follow the road around and the property is located on the right-hand side. What3words - minder.both.diver

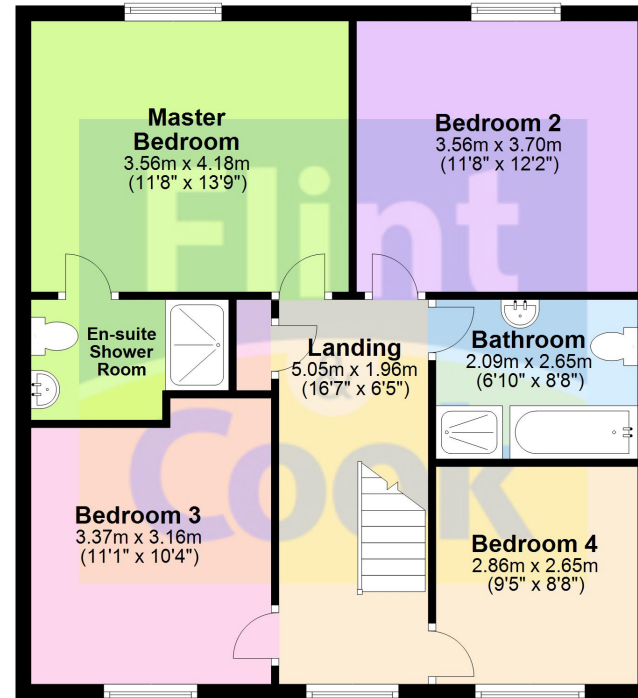
Ground Floor

Approx. 70.0 sq. metres (753.5 sq. feet)



First Floor

Approx. 69.5 sq. metres (748.3 sq. feet)



Total area: approx. 139.5 sq. metres (1501.8 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+)	A	94
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		