

FOR  
SALE



Orchard Gardens, Woolhope, Hereford HR1 4RF

£635,000 - Freehold

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## PROPERTY SUMMARY

This superb, recently constructed, detached house is pleasantly located within the highly desirable village of Woolhope, which lies between the Cathedral City of Hereford (10 miles) and the Market Towns of Ledbury (7 miles) and Ross-on-Wye (8 miles), both with links to the M50 motorway.

Constructed to an individual design, the property has been designed for easy maintenance and low running costs with excellent levels of insulation, double-glazing, gas (LPG) central heating (underfloor to the ground floor), tiled floors to the majority of the ground floor, a well fitted kitchen, excellent parking, garage and gardens.

## POINTS OF INTEREST

- *Recently constructed detached house*
- *Popular village/rural location*
- *4 bedrooms (1 en-suite)*
- *Superb open plan living space*
- *Highly energy efficient*
- *Part underfloor heating*
- *Adjoining garage, garden*
- *Viewing recommended*



## ROOM DESCRIPTIONS

### Canopy porch

Door to

### Entrance hall

Tiled floor, smoke alarm, understairs store cupboard.

### WC

Storage cupboards, sink unit, tiled floor, WC, window to front, connecting door to the Garage.

### Sitting room

Window to front.

### Superb open-plan Kitchen/Dining/Living room

Tiled floor throughout and bi-fold doors to rear. The kitchen is fitted with a range of contemporary-style units with worksurfaces, built-in electric double oven, 5-ring induction hob, extractor hood, built-in fridge-freezer built in dishwasher, central island station with 1½ bowl porcelain sink unit with mixer tap, kickboard lighting. In the living area there is a full height ceiling with Velux window and further double doors to the rear.

### Utility room

Sink unit with cupboards under, worktop, tiled floor, plumbing for washing machine, electric fuseboard, cupboard housing the underfloor heating manifold, door and window to side.

### A staircase leads from the Entrance Hall to the

### First floor Landing

Smoke alarm, storage cupboard and central heating thermostat.

### Bedroom 1

Radiator, double doors with Juliet balcony to rear and EN-SUITE SHOWER ROOM with tiled shower cubicle with mains fitment, glass screen, wash hand basin, WC, tiled floor, extractor fan, ladder-style radiator, window.

### Bedroom 2

Radiator, window to rear.

### Bedroom 3

Radiator, window to front.

### Bedroom 4

Radiator, window to front.

### Bathroom

White suite comprising bath with mains shower, tiled surround, glass screen, wash hand-basin, WC, tiled floor, ladder style radiator, extractor fan and window.

### The staircase continues from the first floor to the second floor landing

### Large Attic Store Room

Radiator, hatch to roof space, Velux roof window, access to eaves.

### Outside

The property is approached via double gates that lead to a large tarmac parking and turning area and the front garden is lawned with a stone retaining wall, and Beech hedging. GARAGE with electric roller shutter door, light, power and gas (LPG) central heating boiler. The garage could be converted into additional living accommodation, subject to necessary consent. There is access via gates to either side of the property with pathways and there is a good size rear garden which is enclosed by fencing, has a large patio with brick retaining wall, garden shed, numerous shrubs and conifer trees. Outside lights. Water taps.

### Services

Mains water and electricity are connected. Gas (LPG) central heating with underfloor heating to the ground floor. Private drainage system.

### Outgoings

Council tax band F - payable 2023/24 £3193.27

Water - rates are payable.

### Money laundering regulations

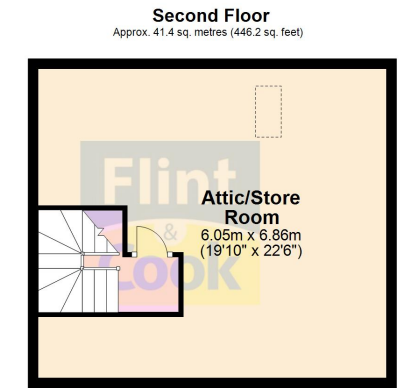
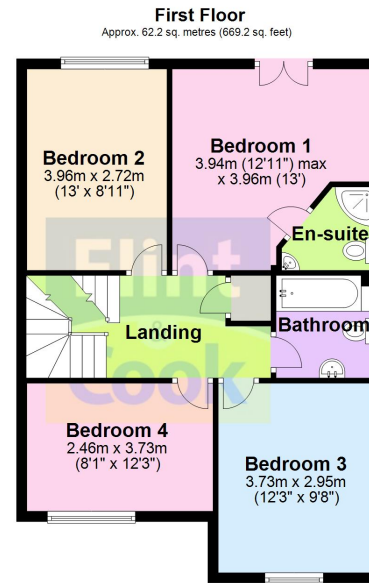
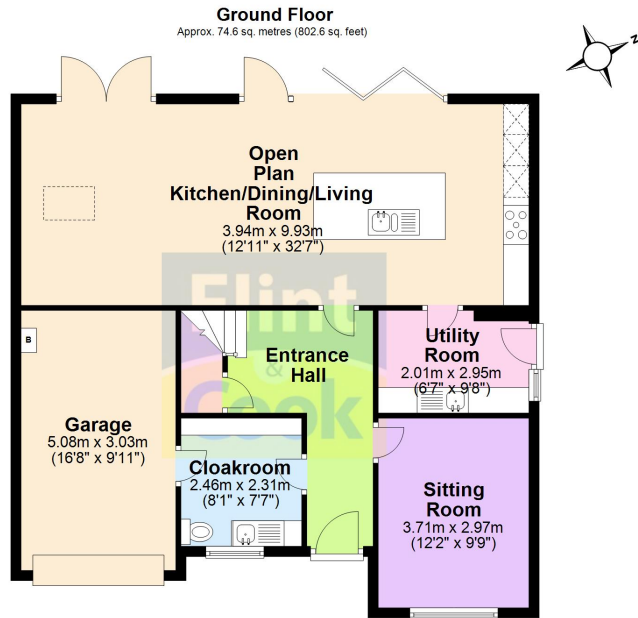
Prospective purchasers will be asked to provide identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

What3words - stencil.microhip.snowy



Total area: approx. 178.2 sq. metres (1918.0 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>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	
(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			