



9 St Peters Close  
Lugwardine Hereford HR1 4AT

**Price Guide £525,000**



**GENERAL INFORMATION**

**Tenure**

Freehold

**Services**

All mains services are connected to the property

**Outgoings**

Council tax band 'F'

**Viewing**

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

**Offers**

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

**Opening Hours**

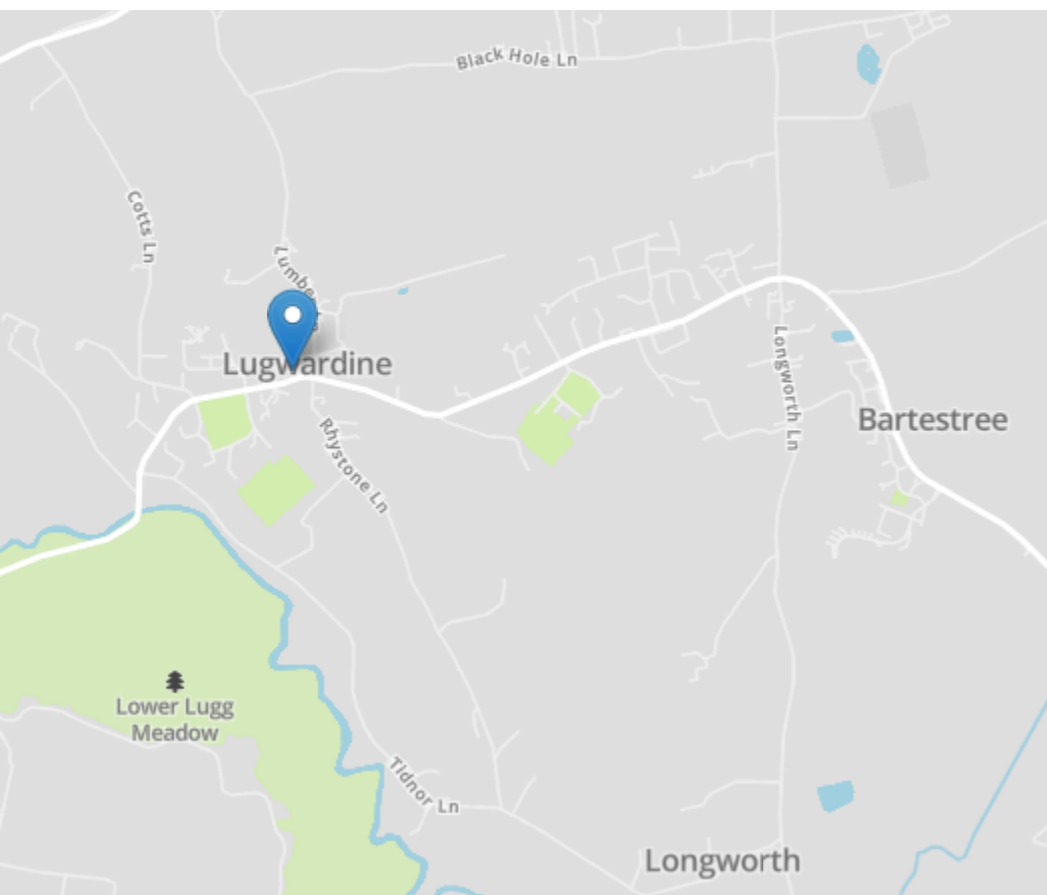
MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

**DIRECTIONS**

Proceed east from Hereford city on A438 Ledbury Road towards Lugwardine for approximately 3.5 miles, at the village of Lugwardine, turn left onto Lumber Lane and left onto St Peter's Close where the property can be found on the left hand side end of the cul-de-sac as indicated by the Agents For Sale Board.for those who use 'What3words'///dreams.gangs.slurping



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(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			
<b>England, Scotland &amp; Wales</b>		69	80

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

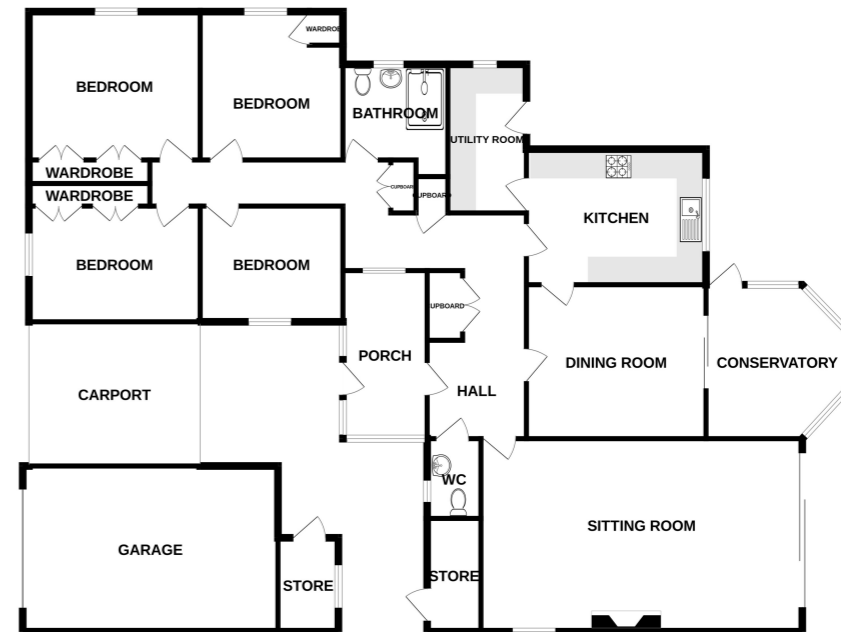
- Cul-de-sac position in sought after village • 4 bed detached bungalow • Garage, carport and ample off road parking.
- Conservatory and utility room • Triple glazing to majority of doors and windows • Gas central heating

**Hereford 01432 343477**

**Ledbury 01531 631177**



GROUND FLOOR  
2279 sq.ft. (211.8 sq.m.) approx.



TOTAL FLOOR AREA : 2279 sq.ft. (211.8 sq.m.) approx.  
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## OVERVIEW

Pleasantly located in this very popular cul-de-sac in the popular and highly sought after village of Lugwardine, approximately 3.5 miles east of Hereford City. The property built to a very spacious design, and in good order throughout, enjoys two reception rooms, utility room, conservatory, four bedrooms, large garage, additional carport, delightful gardens, triple glazing to the majority of doors and windows and gas central heating. Lugwardine and the next village of Bartestree offer a vast arrange of amenities to include local shop/post office, chip shop, public houses, village hall, church, primary and secondary schools and their is a regular bus service to and from Hereford city. For those who enjoy walking, there are some lovely footpaths within easy reach of this property both along some beautiful surround countryside and also along the banks of the river Lugg approximately 1/4 mile away.

In more detail the property comprises:

uPVC triple glazed door leads to:

### Entrance Porch

With quarry tiled floor, uPVC double glazed construction, triple glazed windows, and pine panelled roof with inset glazed panel.  
Door to:

### Reception Hall

With radiator, and coving.  
Door to:

### Cloakroom

With white suite comprising vanity wash hand basin with tiled splash back, enclosed low flush WC, ceramic tiled floor and radiator.

### Living Room

7.73m x 4.54m (25' 4" x 14' 11")  
A magnificent large room, feature fireplace with fitted coal effect fire, coving, power points, small triple glazed window, and full length triple sliding double glazed patio doors opening onto rear patio and garden.

### Dining Room

4.23m x 3.65m (13' 11" x 12' 0")

With coving, radiator, and power points.  
Sliding double glazed patio doors opening onto:

### Conservatory

3.40m x 3.22m (11' 2" x 10' 7")  
Of uPVC construction and all year round roof, comprising ceramic floor, power points, and personal door giving direct access to the garden with lovely outlook through the garden and towards Lugwardine Church.  
Door from the dining room leads to:

### Kitchen

4.24m x 3.18m (13' 11" x 10' 5")  
A nicely fitted kitchen having a range of units comprising 1.5 bowl sink with cupboards beneath, integrated dishwasher, full range of working surfaces with drawers and cupboards below, space for range style cooker (cooker can be negotiated in the purchase if so required), large stainless steel canopy over, full range of eye level wall cupboards, tiled surround to working surfaces, door back to hallway, and large window with pleasant outlook to the garden and again Lugwardine Church.  
Door to:

### Utility Room

1.68m x 3.42m (5' 6" x 11' 3")  
Having single drainer sink unit with plumbing and space for washing machine below, storage to the side, further matching working surface to the kitchen with cupboards below, two large pantry/storage cupboards with space for fridge between, wall mounted Worcester gas fired boiler serving domestic hot water and central heating, and triple glaze door to the outside.

From the main reception hall access leads to:

### Inner Hallway

With large linen cupboard to one side with radiator and shelving, central heating thermostat, radiator and further double cloaks cupboard with shelving.  
Door to:

### Bedroom 1

3.53m x 4.0m (11' 7" x 13' 1")

With a range of fitted bedroom furniture comprising his and hers wardrobe units with corner unit with mirrored front, vanity wash hand basin with ample storage either side, radiator, power points, and triple glazed window with outlook to the side.

### Bedroom 2

3.26m x 3.50m (10' 8" x 11' 6")  
With radiator, corner built-in wardrobe unit with hanging rail, and triple glazed window to side.

### Bedroom 3

4.0m x 2.73m (13' 1" x 8' 11")  
With his and hers wardrobe units with part mirrored fronts, central dressing table unit and storage above, radiator and triple glazed window with outlook to the front.

### Bedroom 4/Office

3.27m x 2.75m (10' 9" x 9' 0")  
With triple glazed window to side, and radiator.

### Family Shower Room

Equipped with a large walk-in shower with dual raindrop shower head, shower screen, wash hand basin with mixer tap, low flush WC, chrome style radiator/towel rail, fitted large mirror with concealed lighting, extractor fan, electric underfloor heating, fully tiled walls and floor, and triple glazed window.

### OUTSIDE

The property is approached from the end of cul-de-sac onto a concrete driveway where there is parking for three or more cars, this in turn gives access to the detached garage and the adjoining carport area. Directly to the rear of the property there is a bricked store and adjoining the one side of the property and access externally a security door gives access to a store area. To the front of the property there are good sized lawned garden's interspersed with trees and shrubbery setting the property off. The gardens proceed either side of the property and at the side of the garage there is a productive vegetable garden and from here a personal gate leads down the side of the property to a further vegetable garden area, greenhouse, shrubbery borders and this then leads onto the private enclosed rear garden where there is a large paved gravelled area to one side providing an ideal sun terrace. Two steps lead onto a large

patio area and beyond here leading directly onto the lawned gardens, with further ornamental garden shrubs, feature ornamental pond with water feature and rockery surround and the property is boundaried to the rear from the A438 by mature selection of mature trees and timber slatted fencing. The gardens then proceed around the far side of the property where there is a rear entrance porch which is accessed directly off the utility area, further small vegetable garden area to one side and a concrete path gives access back around to the front of the property, via wrought iron security gate and ornamental brick walling to the side and there are further flower and shrubbery borders to the side of this. There are outside water taps and lighting and the gardens form a main feature of this desirable property with an outlook directly towards Lugwardine Church.

### Detached Garage

With electric roller door, power, light and personal door to the rear.

### Carport

Providing a dry parking area for at least one vehicle and has direct access to the front porch and the property.



## At a glance...

- Living Room 7.73m x 4.54m (25' 4" x 14' 11")
- Dining Room 4.23m x 3.65m (13' 11" x 12' 0")
- Conservatory 3.40m x 3.22m (11' 2" x 10' 7")
- Kitchen 4.24m x 3.18m (13' 11" x 10' 5")
- Utility 1.68m x 3.42m (5' 6" x 11' 3")
- Bedroom 1. 3.53m x 4.0m (11' 7" x 13' 1")
- Bedroom 2. 3.26m x 3.50m (10' 8" x 11' 6")
- Bedroom 3. 4.0m x 2.73m (13' 1" x 8' 11")
- Bedroom 4/Office. 3.27m x 2.75m (10' 9" x 9' 0")

## And there's more...

- Sought after village location
- Local amenities
- East of Hereford City

## Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.