



GENERAL INFORMATION

Tenure

Freehold

Services

All Mains Services Connected

Outgoings

All mains services are connected to the property.

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

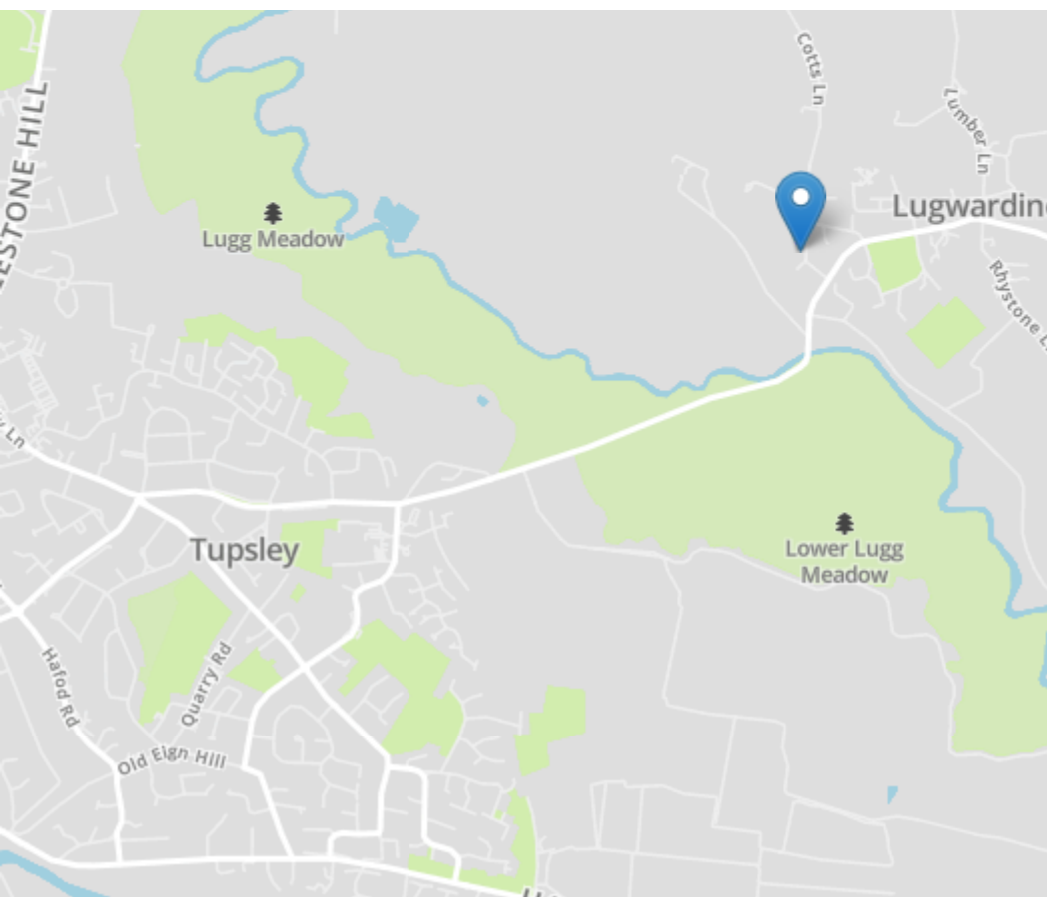
17 Quarry Field
Lugwardine Hereford HR1 4BS

£318,500



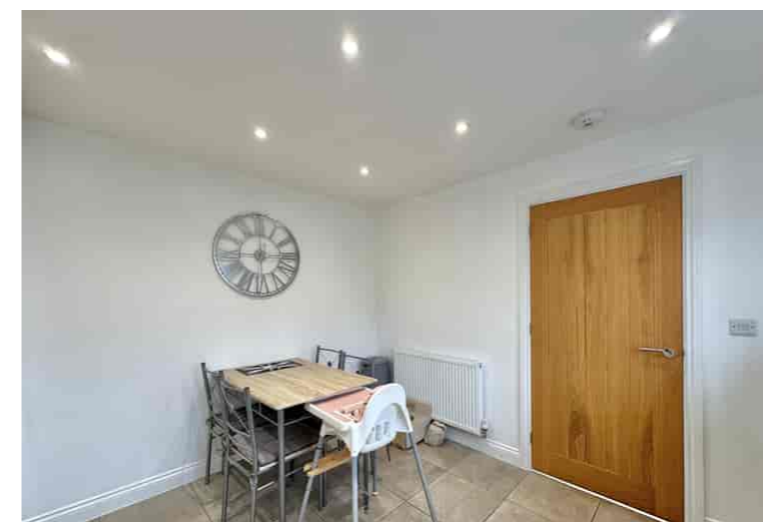
DIRECTIONS

From Hereford City proceed east onto A438 Ledbury Road, approaching Lugwardine turn left onto Quarryfield and the property can be found on the left hand side as indicated by the Agent For Sale Board. For those who use 'What3words' //compiled.home.plums



| Energy Efficiency Rating | | |
|---|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | 95 |
| (81-91) | B | 84 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |

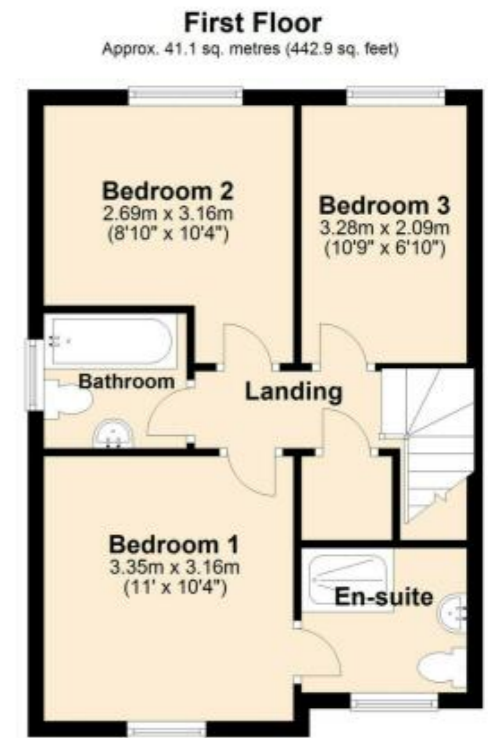
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are 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.



• Exclusive development • Immaculately presented three bedroom semi detached • Cloakroom • Master En-Suite

Hereford 01432 343477

Ledbury 01531 631177



Total area: approx. 82.6 sq. metres (889.1 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

17 Quarry Field

OVERVIEW

Quarry Field, An exclusive development, located in the highly sought after village of Lugwardine, which lies to the North-East of Hereford. This immaculately presented, Three bedroom semi-detached family home is now available to view.

Located in the popular village of Lugwardine which lie to the north-east of central Hereford and approximately one mile from the outskirts of the city. The village offers a range of amenities including a public house and a secondary school. Further amenities are available in the neighbouring village of Bartestree including a village store, primary school and post office. Hereford as a whole offers a wider range of shopping, leisure and recreational facilities together with further educational establishments and both bus and railway stations.

In more detail the property comprises:

Entrance Hall

Entered via double glazed door to the front elevation, opening into a wide and bright space, the entrance hall has oak effect laminate flooring, carpeted stairs to the first floor with a large under stairs storage cupboard with lighting, central heating radiator and oak door leading through to:

Cloakroom

With obscured glass double glazed window to the side elevation, there is also a low level W/C, radiator, wash hand basin with mixer tap over and splash tile, extractor fan and ceiling light point.

Kitchen / Dining

3.57m x 3.17m (11' 9" x 10' 5")
Entered via oak door from the entrance hall, the kitchen and dining room is another very bright space soaking in the light from the double glazed windows to the front elevation, an ideal family entertaining room. With fitted wall and base units,

roff top work surfaces, soft close doors and drawers, stainless steel sink & drainer with 1 & 1/2 bowl sink with mixer tap over. Integrated NEFF appliances including the electric oven, gas hob and cooker hood over as well as the integrated NEFF dishwasher too. splash tiling, tiled floors and spot lights above.

Lounge

3.26m x 5.34m (10' 8" x 17' 6")
From the entrance hall, opening through oak door into a full property width lounge, there is direct access to the rear patio entertaining area via the double glazed doors to the rear elevation, as well as an additional double glazed window too. The lounge also benefits from TV /TEL Points, Carpet flooring, Two ceiling light points and central heating radiators. Also with a view into the rear garden and countryside beyond, an ideal space to escape.

First Floor

Landing

Carpeted stairs leading to the first floor landing, further oak doors to all of the bedrooms, as well as access to an airing cupboard also housing the C/H Combi boiler and additional storage space. There is a ceiling light point and loft access too.

Master En Suite

3.35m x 3.16m (11' 0" x 10' 4")
The master bedroom is generously sized, with a double glazed window to the front elevation, power points, tv point and data points too. Fitted carpet flooring, ceiling light point, radiator and door opening through to the:

En Suite

Double glazed window with obscured glass to the front elevation, mostly tiled walls and floors, generous sized

shower cubicle with mains shower, wash hand basin with mixer tap, low level W/C, extractor fan, towel radiator and ceiling light point.

Bedroom Two

2.69m x 3.16m (8' 10" x 10' 4")
Double glazed window to the rear elevation, overlooking the rear garden, adjescent field and countryside views beyond. There is also a fitted carpet, radiator, tv point and ceiling light point

Bedroom Three

3.28m x 2.09m (10' 9" x 6' 10")
The Double glazed windows to the rear offer similar views to bedroom two, over the rear garden and countryside beyond. There is also a fitted carpet floor, radiator, ceiling light point.

Bathroom

The bathroom has a double glazed window with obscured glass to the side elevation, low level W/C, Tall chrome towel radiator, wash hand basin with splash tile and mixer tap over, shaver points, ceiling light points, bath with glass swivel shower screen over, mixer taps and mains shower, fully tiled surround and flooring, extractor fan and spot lights above.

Outside

The Outside Space

Approach:
Via dropped kerb allowing access onto the low maintenance brick paved driveway for two or more vehicles. Separated by shrubbery & lawn, there is an additional garden space to the front wrapping around to the side access through to the rear garden, pathway directly to the entrance door.

The Rear Garden:

Side access path and rear double glazed french doors lead

to the patio entertaining area, with a "lean to" style pergola over the patio too, allowing a shaded / dry area for multiple purposes. There is also a large lawn leading to the rear of the garden, with low maintenance fencing either side, the garden faces a south westerly direction, soaking up the sunshine all day, with a further low maintenance seating area over looking the fields, countryside and enjoying the evening summer sunsets too.

Outbuilding:

The current vendors have erected a timber summer house and storage building to the rear of the garden. Creating a further, multi-functioning room ideal for "indoor/outdoor entertaining" in any type of weather. There is a fantastic further potential for a home office/gym/workshop space.

Agents Note

The property benefits from a 10 year NHBC warranty from 2020, this is passed onto the new owner.



At a glance...

- Kitchen/Dining Room 3.57m x 3.17m (11' 9" x 10' 5")
- Lounge 3.26m x 5.34m (10' 8" x 17' 6")
- Master Bedroom 3.35m x 3.16m (11' 0" x 10' 4")
- Bedroom 2. 2.69m x 3.16m (8' 10" x 10' 4")
- Bedroom 3. 3.28m x 2.09m (10' 9" x 6' 10")

And there's more...

- Popular residential area
- East of Hereford City commutable
- Close to popular schools

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.