



10 The Furrows, Little Dewchurch, Hereford HR2 6QY

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Hill and
Walshe**
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A detached property comprising large feature kitchen/dining room, separate utility, downstairs study, cloakroom, underfloor heating, dual zone thermostats, 5 double bedrooms, 2 en-suites, family bathroom, garage and gardens and grounds in excess of one third of an acre.

£600,000



Study/Second Reception Room

3.5m x 3.06m (11' 6" x 10' 0") Into bay window
With double glazed bay window at the front elevation with far reaching countryside views, carpet flooring, ceiling light point, TV and telephone point, and power points.

Cloakroom

Having tiled floor, part tiled walls, ceiling light point, wash hand basin with chrome mixer tap over, double glazed obscured glass window to the rear elevation, and low level WC.

Kitchen/Dining Room

4.45m x 6.086m (14' 7" x 20' 0")
With LVT smoke ash effect flooring continued from the entrance hall, double glazed window to the rear elevation, double glazed french doors to the side elevation onto the patio area, spot lights, downlighters, a recently fitted kitchen comprising; quartz working surfaces plus overhang to the centre island to allow for 4 bar stools at the breakfast bar, soft close doors, pull out bin, integrated fridge and freezer, feature LED lighting, integrated CDA microwave, RangeMaster professional plus gas hob/electric oven, RangeMaster cooker hood over, ample power points, dual Belfast sink with Quooker dual mixer tap, integrated Bosch dishwasher, and ample power points including USB.
Door to:

Walk-in Pantry

1.3m x 3.062m (4' 3" x 10' 1")
Having power points for additional appliances, LVT flooring, and spot lights.

Utility Room

2.22m x 3.978m (7' 3" x 13' 1")
With continued LVT flooring, ceiling light point, wall mounted extractor point, roll top working surfaces over fitted base units that match the kitchen, single drainer sink with chrome mixer tap over, space and plumbing for washing machine and tumble dryer, door to storage cupboard that houses the water pressure system and tank, door to garage and double glazed window to the side elevation.

From the reception hall a carpeted staircase leads to:

FIRST FLOOR

Landing

With 2 ceiling light points, carpet flooring, zone control for heating, radiator, and airing cupboard with storage shelving and radiator.



Master Bedroom

4.8m x 4.45m (15' 9" x 14' 7")
With carpet flooring, ceiling light point, double glazed window to the rear elevation with far reaching countryside views, radiator, power points, TV point, decorative panelling, and his and hers wardrobes with hanging rails and storage.
Door to:

En-Suite

With LVT flooring, fully tiled walls, double glazed Velux window overlooking far reaching countryside, corner shower cubicle, Mira shower with chrome shower heads, and sliding glass door, low level Wc, chrome towel radiator, wash hand basin with chrome taps, shaver point, and extractor fan.

Bedroom 2

3.17m x 3.734m (10' 5" x 12' 3")
With carpet flooring, ceiling light point, double glazed window to the front elevation with far reaching countryside views, and single door to a very good size wardrobe space.
Door to:

En-Suite

Having fully tiled floor and walls, double glazed obscured glass window to the front elevation, wash hand basin with chrome mixer tap over, shaver point, radiator, low level WC, extractor, ceiling light point, and shower cubicle with Mira chrome shower and sliding door.

Bedroom 3

2m x 3.5m (6' 7" x 11' 6") with some restricted headroom.
Comprising Velux double glazed window to the front elevation and far reaching views, carpet flooring, loft access, radiator, door to very large storage cupboard with huge potential for an en-suite.

Bedroom 4

3.07m x 3.75m (10' 1" x 12' 4")
With carpet flooring, ceiling light point, double glazed window to the front elevation with countryside views, TV point, power points, radiator, and double doors opening onto a good size wardrobe with storage shelving and hanging rail.



Bedroom 5

3.05m x 3.75m (10' 0" x 12' 4")

With carpet flooring, ceiling light point, double glazed window to the rear elevation, radiator, TV and power points, and single door opening into a good size wardrobe, with storage shelving and hanging rail.

Bathroom

Being fully tiled, wash hand basin with chrome mixer tap over, shaver point, radiator, low level WC, shower cubicle with Mira chrome fittings, ceiling extractor point, bath with chrome mixer tap over, and double glazed obscured glass window to the rear elevation.



OUTSIDE

The property is slightly elevated and positioned at the far end of the cul-de-sac, giving a countryside feel within the village. The property which is approached via a gated entrance over a tarmacadamed driveway, creating parking for at least 5 vehicles, which in turn leads to the garage. A lawned area wraps around the property, dispersed with fruit trees, and a pathway leading to the front door, with the front the boundary being created by fencing. The garden wraps around the property to the rear where it is tiered with steps and walling, with the patio area adjacent to the property and from here the top tier being predominately lawned and trees and shrubbery, outdoor lighting and power.

Garage

3.5m x 5.75m (11' 6" x 18' 10")

Having up and over door, concrete floor, power, light, and Worcester Bosch boiler,

DIRECTIONS

From Hereford City proceed south onto A49 south and using the left two lanes turn slightly left onto Ross Road, after 0.3 miles at the traffic lights turn left onto Holme Lacy Road, after 0.3 miles at the roundabout take the 3rd exit onto Hoarwithy Road, after 4.8 miles turn left before The Plough Inn onto The Furrows and the property can be found at the bottom of the cul-de-sac as indicated by the Agents For Sale board. For those who use 'What3words'///factoring.text.purified

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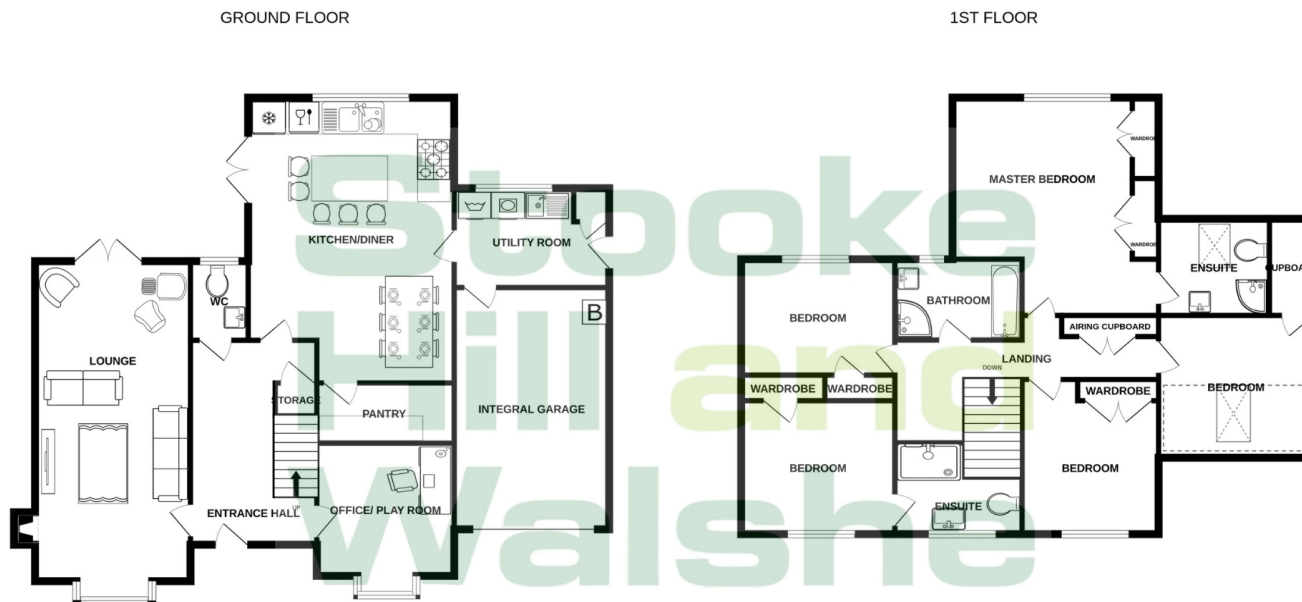
Services

Mains electricity, water and drainage. LPG Gas

Tenure

Freehold

Council tax band 'F'



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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8 King Street, Hereford HR4 9BW

Tel: 01432 343477

Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT

Tel: 01531 631177

Email: ledbury@stookehillandwalshe.co.uk

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