

6 Orchard Lea
Lugwardine Hereford HR1 4FP

£575,000



• Last remaining 3 bedroom bungalow • NHBC warranty • Local Developer • Choice of kitchen and some flooring • A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax TBC 'New build'

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

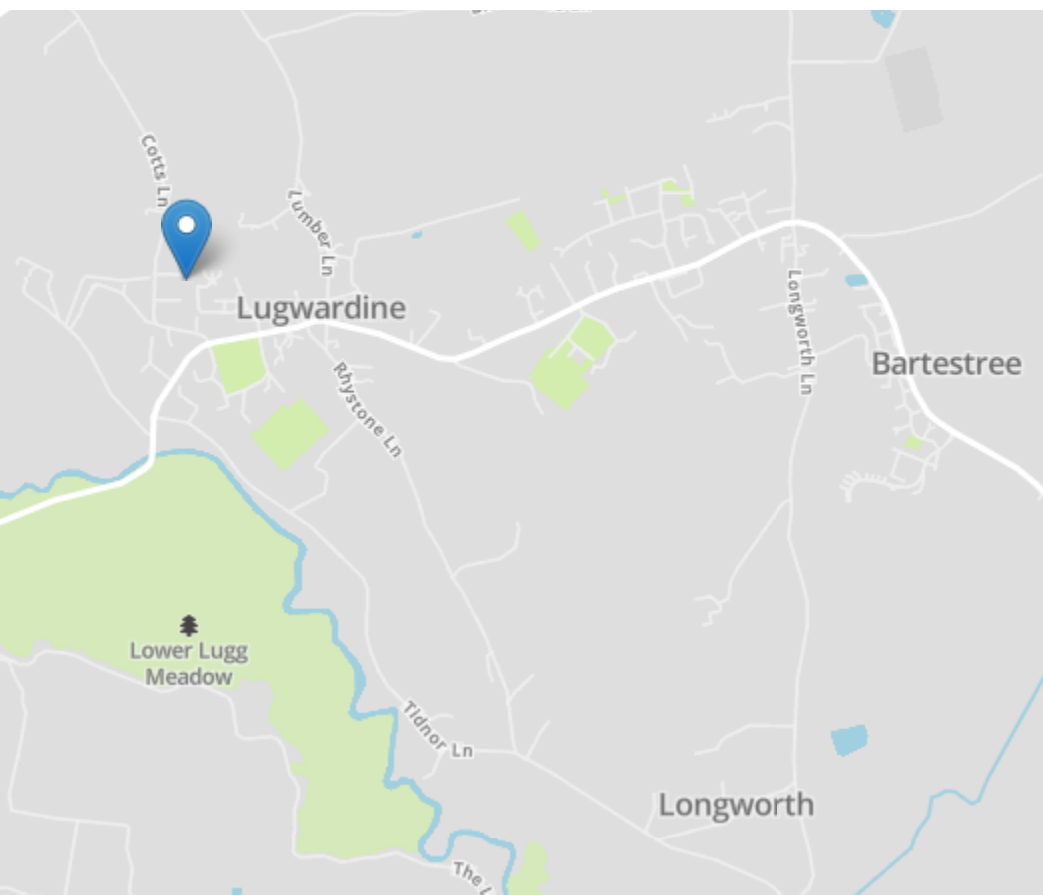
SAT (Remotely) 9.00 am - 12:30 pm

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.



DIRECTIONS

Proceed east out of Hereford City on the A438, on entering the village of Lugwardine and passing over the river Lugg, take the turning left onto Cotts Lane. Proceed for about .5 mile, and the new development site of Sweetman Developments, is situated on the right hand side. For those who use "What3words" ///assure.skate.tenses





A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

Located in the highly popular village of Lugwardine, this brand new property is the last remaining 3 bedroom detached bungalow on one level, on this exclusive development of only 8 plots. It has been constructed to a high specification by Sweetman Developments who are a reputable local developer with attention to detail. Benefitting from gas fired zone controlled underfloor heating, the property comprises: large entrance hall, cloakroom, kitchen/dining room, lounge, utility room, master bedroom with en-suite, 2 further bedrooms and family bathroom, garage and gardens. This development has no maintenance charges, and currently an incoming purchaser has the opportunity to choose kitchen styles subject to availability. Lugwardine and its adjoining village of Bartestree enjoys a host of amenities to include highly regarded primary and secondary school, chip shop, shop, 2 public houses/restaurants and for those who require it there is a regular bus service to and from Hereford City. Both villages enjoy an array of public footpaths, making it an ideal area for those who enjoy countryside walks, and is commutable to the M4 and M50 respectively.

In more detail the property comprises:

Accessed from the side elevation leads to:

Good Size Hallway

3.92m x 4.1m (12' 10" x 13' 5")

A very bright, light and airy area and being of a good size, comprising; LVT flooring and under floor heating. Door to

Cloakroom

1.0m x 2.0m (3' 3" x 6' 7")

Comprising low level WC, vanity wash hand basin with chrome mixer tap over, continued LVT flooring and

underflooring heating.

From the reception hall, french doors lead to:

Lounge

6.73m x 4.37m (22' 1" x 14' 4")

A good size light room comprising dual aspect uPVC double glazed windows, separate zone underfloor heating, choice of flooring, dual downlights, ample power points, and media points.

Kitchen/Dining Room

3.91m x 5.44m (12' 10" x 17' 10")

Currently a blank canvass where the kitchen units would be, as the developer is giving a choice to an incoming purchaser (subject to availability), ample downlighters, LVT flooring, underfloor heating, uPVC double glazed french style doors, and uPVC double glazed window to the south facing rear elevation garden. Door to:

Utility

2.73m x 2.55m (8' 11" x 8' 4")

This room is also a blank canvass for an incoming purchasers to choose their units, uPVC window to the front aspect, uPVC door to the outside, loft access, LVT flooring, underfloor heating, double doors to storage cupboard where there is ample storage and houses the manifold to the underfloor heating system.

Inner Hallway

This is off the main reception hall and leads to:

Master Bedroom 1

4.17m x 3.33m (13' 8" x 10' 11")

A good size double room comprising, ceiling light point, uPVC window to the front aspect, choice of flooring, and zone controlled underfloor heating.

Door to:

En-Suite Shower Room

Comprising LVT flooring, downlighters, underfloor heating, low level WC, vanity wash hand basin, shower cubicle with dual shower heads, and chrome ladder style radiator.

Bedroom 2

3.39m x 3.34m (11' 1" x 10' 11")

A good size double room, comprising LVT flooring, ample power points, TV point, zone controlled underfloor heating, and uPVC double glazed window to the south facing rear garden aspect.

Bedroom 3

2.83m x 3.97m (9' 3" x 13' 0")

Comprising uPVC window to the south facing rear garden aspect, media points, power points, zone controlled underflooring heating and a choice of flooring.

Family Bathroom

Comprising bath with chrome mixer tap over, vanity wash hand basin with chrome mixer tap over, low level WC, chrome ladder style radiator and corner shower cubicle with swivel glass screen.

OUTSIDE

The property is approached from the front aspect onto a gravelled driveway where there is parking for ample vehicles, and from here leads to all aspects being, the single garage, the canopy porch area from the utility to the garage, and to the front door of the property. To one side at the front, there is a lawned area and the gravelled and slabbed path leads around the property to the front door and carries on to the side access. The gardens are currently a blank canvass of predominantly lawned areas giving an incoming purchaser the ability to create their own style. The rear garden is south facing and there is ample paving to create an entertaining

patio space. There is outdoor power, outdoor tap and the garden can be accessed completely from all sides and has wooden fences creating the boundary.

Larger than Average Single Garage

4.41m x 5.67m (14' 6" x 18' 7")

A larger than average single garage, comprising; single electric door, personal door, power, light and boarded loft space.

AGENTS NOTE:

The Developer has the right to change or amend any specifications if necessary. Plans/images/video are for representational purposes only.

WARRANTY

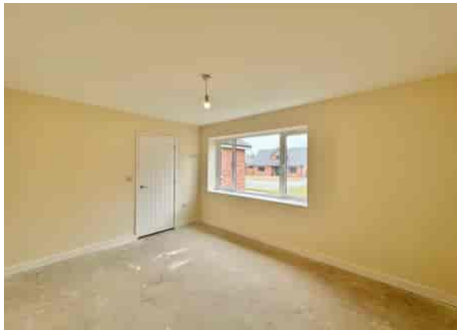
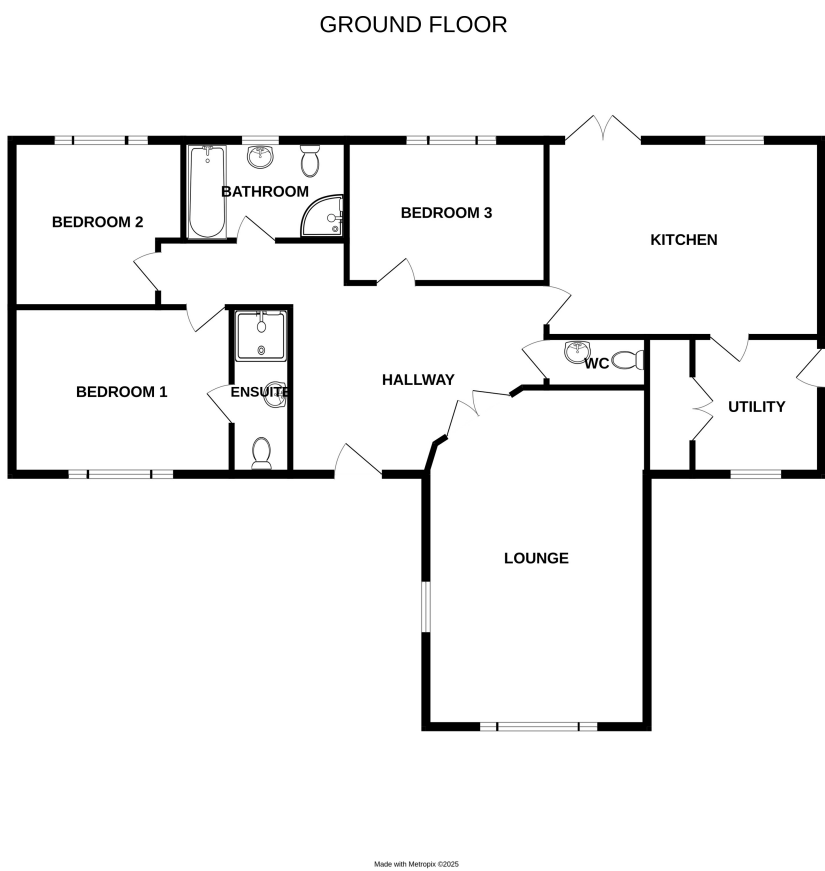
NHBC Warranty

HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477

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.



At a glance...

- ✔ Lounge 4.37m x 6.73m (14' 4" x 22' 1")
- ✔ Kitchen 3.91m x 5.44m (12' 10" x 17' 10")
- ✔ Utility 2.55m x 2.73m (8' 4" x 8' 11")
- ✔ Hall 3.92m x 4.1m (12' 10" x 13' 5")
- ✔ Bedroom 1. 3.33m x 4.17m (10' 11" x 13' 8")
- ✔ Bedroom 2. 3.34m x 3.39m (10' 11" x 11' 1")
- ✔ Bedroom 3. 3.97m x 2.83m (13' 0" x 9' 3")
- ✔ Cloakroom 2.0m x 1.0m (6' 7" x 3' 3")
- ✔ Garage 5.67m x 4.41m (18' 7" x 14' 6")

And there's more...

- ✔ Gas fired underfloor heating
- ✔ Fitted carpet/hard flooring throughout
- ✔ uPVC double glazing
- ✔ Integrated appliances
- ✔ Granite working surfaces
- ✔ Space for white goods in utility
- ✔ Bedroom 2 - walk-in cupboards