

FOR
SALE



5 Church View, Norton Canon, Hereford HR4 7BX

£450,000 - Freehold

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PROPERTY SUMMARY

Modern detached house on an exclusive gated village development with lovely views. 3 bedrooms, 1 en-suite, bedroom 4/study, driveway parking and manageable garden. Immaculately presented throughout, this lovely home is located at the end of a small cul-de-sac development, just 7 properties, backing onto open farmland with lovely views, within the popular north Herefordshire village of Norton Canon, with great access links via A480 to the Cathedral City of Hereford (11 miles), the 'Black & White' village of Weobley (3 miles) and also the market towns of Leominster (12 miles) and Kington (9 miles).

Within the village there is a church and village hall, the nearest primary school and secondary schools are in Weobley and there are also local golf courses at Burghill, Wormsley and Kington.

POINTS OF INTEREST

- *Modern detached house*
- *Exclusive village development*
- *low maintenance landscaped garden*
- *Countryside views*
- *Must be viewed*
- *4 bedrooms, 1 en-suite*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Ground floor

Canopy porch with entrance door leading into

Entrance hallway

With mat well, fitted carpet, radiator, gas central heating thermostat, carpeted stairs leading up with useful space for storage under, storage cupboard with coat hanging, fuse box, internet connection and alarm system, with doors then leading to

Downstairs W/C

With low flush w/c, pedestal wash hand basin with tiled splashback, tiled floor, radiator, extractor and frosted double glazed window to the front aspect.

Living room

With fitted carpet, radiator and double glazed window to the front aspect.

Kitchen/Dining room

A modern fitted kitchen with fitted base units, ample work surface space, 1 1/2 bowl sink and drainer unit, integrated appliances to include fridge/freezer, dishwasher, electric oven, induction hob. Two double glazed windows overlooking the rear aspect, French doors leading out to the patio area, recess spotlights, tiled floor and door in to the

Utility

With fitted base units, work surface space, stainless steel sink and drainer, under counter space for washing machine and tumble dryer, double glazed door and window to the rear garden and door in to

Reception room

Recently converted from the original garage into an extra reception floor offering plenty of flexibility with fitted carpet, radiator, window in to the utility, cupboard housing the gas central heating boiler and door in to the

Garage/Store

With fitted carpet, light point and up and over door to front.

First floor landing

With fitted carpet, loft hatch, smoke alarm, radiator, gas central heating thermostat, airing cupboard housing the hot water system and doors to

Bedroom 1

With fitted carpet, two radiators, a range of fitted wardrobes and double glazed window to the rear aspect with beautiful countryside views.

Bedroom 2 with En-suite

With fitted carpet, radiator, useful built in storage cupboard with hanging rail and fitted shelf, double glazed window to the rear aspect with fine countryside views and door leading in to the

En-suite shower room

With fitted corner shower with mains fitment head over, low flush w/c, vanity wash hand basin with storage under, heated towel rail, tiled floor and double glazed window to the side aspect.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect

Bedroom 4

With fitted carpet, radiator and double glazed window to the front aspect

Bathroom

Three piece suite comprising panelled bath with mains fitment shower over and tiled surround, low flush w/c, wash hand basin with storage under, heated towel rail, extractor and double glazed window to the rear aspect.

Outside

To the front a stoned driveway providing off road parking for several vehicles with access to the up and over garage door, side access gates leading to the rear to both sides of the property. To the rear a low maintenance garden laid to stone with an array of plants and shrubbery, a paved pathway and patio area providing a great entertaining space and opportunity to take in the fine views to the rear leading on to open countryside, greenhouse and storage shed.

Services

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band TBC - payable 2024/25 £2297

Water and drainage - rates are payable.

Tenure & possession

Freehold with vacant possession on completion.

Directions

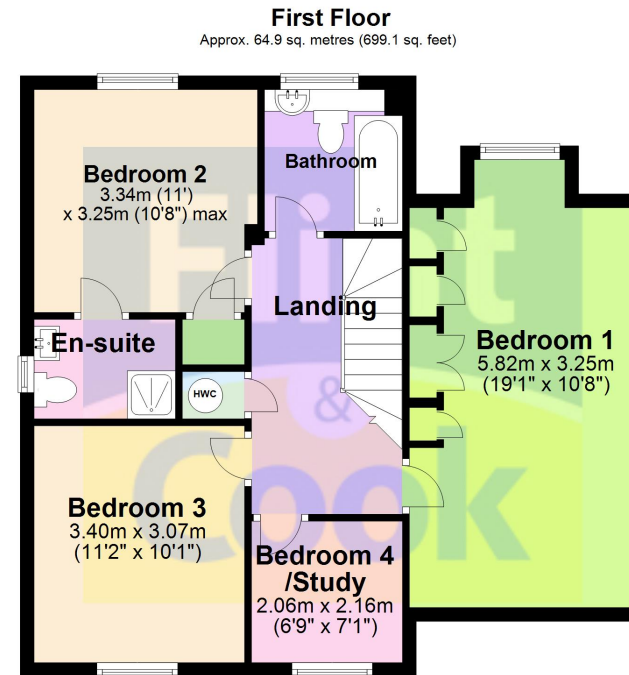
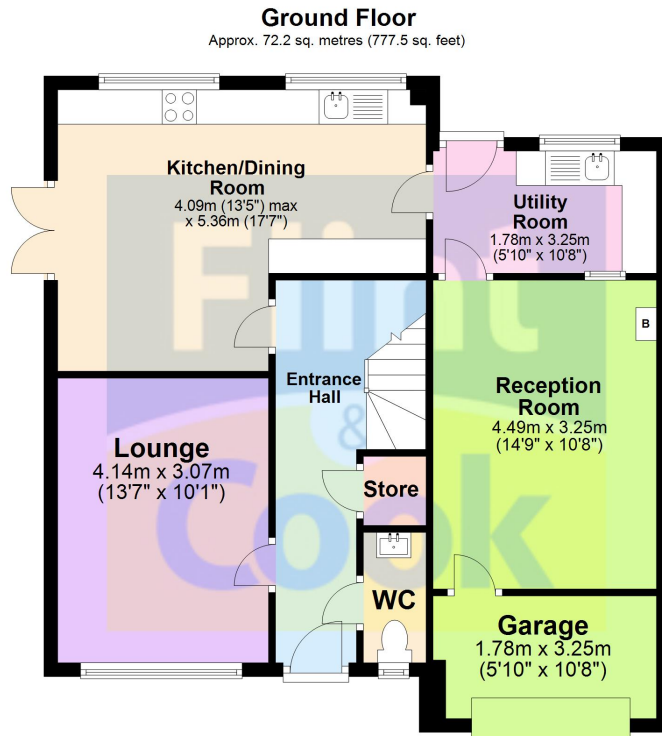
From Hereford initially proceed towards Brecon on the A438 (Kings Acre Road) and then, just past Blue Diamond Garden Centre, turn right and then continue through Credenhill into Norton Canon and turn left, immediately before the Old School, and the property is located on the left-hand side.

Money laundering regulations

Prospective purchasers will be asked to produce appropriate documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

Viewing

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



Total area: approx. 137.2 sq. metres (1476.6 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			100
(92+)	A		
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			