



GENERAL INFORMATION

Tenure

Freehold

Services

Mains electricity, water and gas. Private drainage.

Outgoings

Council tax 'D'

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

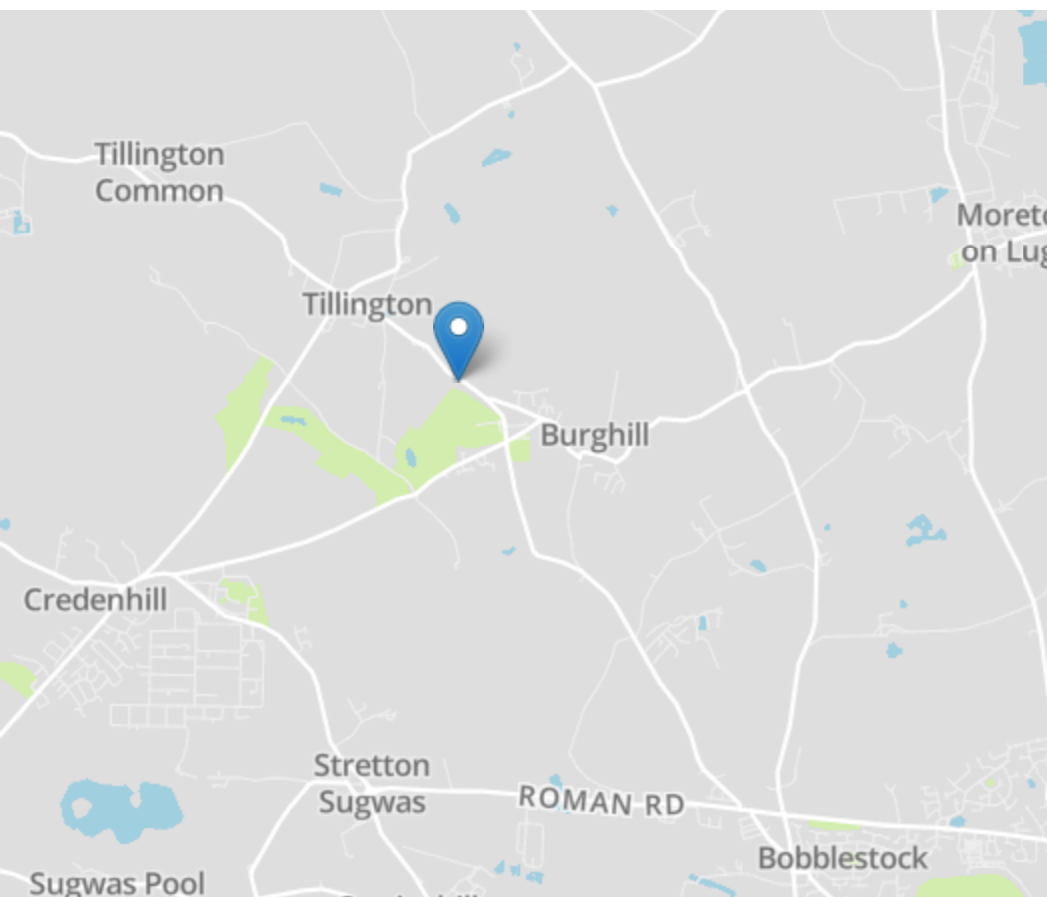
Top End,
Burghill Hereford HR4 7RP

£385,000



DIRECTIONS

Proceed out of Hereford on Holmer Road turning right at the roundabout onto Roman Road. Proceed straight over at the traffic lights and take the next right towards Burghill. Follow the road and after passing Burghill Valley Golf Club, the property will be found on the left hand side as indicated by the Agent's For Sale board. For those who use 'What3words'///occur.inherit.fagments



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

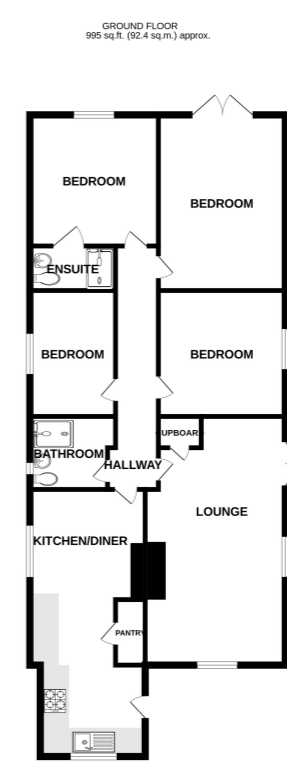
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are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



• Backing onto Golf Course • Four bedrooms • En-Suite Shower Room • Views across golf course and countryside

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.
Made with Memplan 02024

OVERVIEW

Conveniently located in the sought after village of Burghill, some four miles North West of the City of Hereford, a four bedroom detached bungalow offering ideal retirement accommodation, comprising; gas fired central heating, kitchen/breakfast room, lounge, en-suite shower to master bedroom, 3 further bedrooms, family shower room, gardens, garage/workshop, parking for numerous vehicles and beautiful views across Herefordshire countryside and neighbouring golf course.

The villages of Burghill and Tillington enjoy a range of amenities to include local shop, primary school, popular public house and restaurant, village hall and a regular bus service to and from the City of Hereford. Offering a perfect blend of countryside living with easy access to the nearby City of Hereford providing a wider range of shopping, dining, and entertainment options, ensuring needs are met within a short drive.

In more detail the property comprises:

Approached from the side elevation through a part glazed, double glazed door leading to:

Kitchen

6.53m x 3.08m (21' 5" x 10' 1")

Beautifully fitted with a range of units comprising single drainer sink, with storage beneath, and integrated Sharpe dishwasher, space and plumbing for washing machine, laminated working surfaces, 4 burner gas hob unit with pull out drawers below, built-in double oven with storage above and below, integrated fridge and freezer, large double pantry cupboard with fitted shelving, wood effect flooring, breakfast area with matching wood effect flooring, radiator, inset ceiling downlighters throughout the kitchen and the breakfast area, and window to side. Door to:

Inner Hallway

With matching wood effect flooring, inset ceiling downlighters, access to roof space, which is partly boarded, with pull down ladder, and gas fired central heating boiler serving domestic hot water and central heating. Door to:

Lounge

6.17m x 3.53m (20' 3" x 11' 7")

With fitted wood burning stove with slate hearth, wood effect flooring, large radiator, and french style doors opening to side garden with pleasant outlook to both the side and the front towards open countryside.

Bedroom 1

3.13m x 3.21m (10' 3" x 10' 6")

With radiator, power points window to side, and fitted his and hers wardrobe units with hanging rail.

Bedroom 2/Second Sitting Room

3.16m x 4.38m (10' 4" x 14' 4")

With pine flooring, french style double doors opening onto rear garden, radiator, and power points.

AGENTS NOTE:

Both bedroom 2 and bedroom 3 can provide a small separate annex for dual family living if required.

Bedroom 3

3.20m x 3.20m (10' 6" x 10' 6")

With pine flooring, fitted his and hers double wardrobe cupboard, radiator, double glazed window with outlook to the rear garden and beyond towards Burghill Valley golf course. Door to:

En-Suite Shower

Having fully enclosed large shower cubicle with shower boarding, Mira electric shower, glazed screen, low flush WC, pedestal wash hand basin, chrome ladder style radiator/towel rail and window.

Bedroom 4

2.10m x 3.14m (6' 11" x 10' 4")

With radiator, power points, fitted single divan bed with storage beneath, radiator, and window to side.

Large Family Shower Room

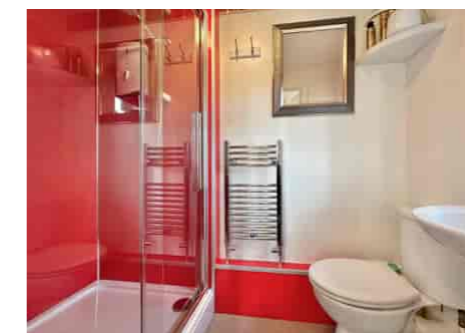
Having large walk-in double shower cubicle, with shower boarding surround, glazed screen, vanity style wash hand basin with storage beneath, chrome ladder style radiator, and enclosed low flush WC.

OUTSIDE

The property is approached from the road onto a large tarmacaded area providing ample carparking for 3 or more cars, plus further storage area for trailers etc, and from here there is double timber gates, which lead onto a further driveway which leads down the side of the property providing numerous further parking and in turn giving access to the large garage/workshop. From the driveway there is access via a gently sloping path giving access up towards the front door, there is a large paved patio area taking full advantage of the lovely views to the front towards some beautiful Herefordshire countryside and woodland. There is access down both sides of the bungalow, with flower and shrubbery borders on the one side and newly fitted, erected timber fencing which leads around to the rear where there is a good size lawned garden, further flower and shrubbery borders and patio/terraced area, selection of ornamental trees, outside water tap, outside electric EV charger, and there is the most pleasant outlook towards Burghill Valley golf course.

Garage/Workshop

3.80m x 6.40m (12' 6" x 21' 0")



At a glance...

- Kitchen 6.53m x 3.08m (21' 5" x 10' 1")
- Lounge 6.17m x 3.53m (20' 3" x 11' 7")
- Bedroom 1. 3.13m x 3.21m (10' 3" x 10' 6")
- Bedroom 2. 3.16m x 4.38m (10' 4" x 14' 4")
- Bedroom 3. 3.20m x 3.20m (10' 6" x 10' 6")
- Bedroom 4. 2.10m x 3.14m (6' 11" x 10' 4")
- Garage/Workshop 3.80m x 6.40m (12' 6" x 21' 0")

And there's more...

- Close to local amenities
- Popular residential area

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.