

FOR  
SALE



Orchard Rise, Whitestone, Hereford HR1 3SB

£539,000 - Freehold

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## PROPERTY SUMMARY

Situated in this popular village location a short drive from Hereford City, an immaculately presented 4/5 detached house offering ideal family accommodation.

The property has the added benefit of flexible living accommodation, modern kitchen and bathrooms, 4/5 bedrooms with 2 en-suites, beautifully landscaped gardens and ample driveway parking. We highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *4/5 Bedrooms*
- *Popular village location*
- *Immaculately presented*
- *Ideal family home*
- *Ample driveway parking & beautiful garden*



## ROOM DESCRIPTIONS

### Ground floor

With entrance door leading into the entrance hall

### Entrance hall

With fitted carpet, carpeted stairs leading up, radiator, useful under stair storage for coats and shoes and door into

### Open plan living

Kitchen

Fitted with matching wall and base units, ample work surface space, 1 1/2 bowl sink and drainer unit with waste disposal unit, 4 ring Samsung induction hob with extractor above, double Neff combi microwave/oven, integrated fridge/freezer, integrated Samsung dishwasher, tiled floor with electric under floor heating (kitchen area) recess spotlights, double glazed window, breakfast bar and opening into

Dining area

With tiled floor, two sets of bi-folding doors out to the rear garden, electric fireplace and opening into

Living room

With fitted carpet, two radiator, large double glazed window to the front aspect and door into

### Conservatory

With wood effect flooring, radiator, double glazed french doors and windows out to the rear garden

### Utility area

With tiled floor, upright contemporary radiator, work surface space with under counter space and plumbing for washing machine, space for free standing fridge/freezer, door to the side aspect, sensor downlight and doors to

### Bedroom 5/ Reception room

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

### Downstairs W/C

With tiled floor, wash hand basin with storage under, two double glazed windows and low flush w/c, heated towel rail and ceiling light point.

### First floor landing

With fitted carpet, loft hatch with pull down ladder and doors to

### Bedroom 1

With wood effect flooring, dual aspect double glazed windows, radiator, large built in double wardrobe, two ceiling light points and door to

### Jack & Jill en-suite

With double width shower cubicle and mains fitment shower head over, low flush w/c, wash hand basin with storage under, radiator, recess spotlights, double glazed windows, extractor, tiled floor

### Bedroom 2 with en-suite

With fitted carpet, dual aspect double glazed windows, radiator, ceiling light point, double built in wardrobe with mirrored sliding doors and opening into

En-suite shower room

Double width cubicle with mains fitment shower head over and panelled surround, low flush w/c, wash hand basin with storage below, heated towel rail, double glazed window, tiled floor, recessed spotlight and extractor.

### Bedroom 3

With fitted carpet, radiator, dual aspect double glazed windows, two sets of built in wardrobes with mirrored sliding doors

### Bedroom 4

With fitted carpet, radiator, double glazed window, built in storage cupboard.

### Outside

To the front a large driveway with half tarmac and the remainder brick paviour, the front is approached via a wooden gate with a small area of ornamental shrubs and lawn enclosed by fencing and with side access gates to the rear.

To the rear, two sets of bi-folding doors lead out to a large paved patio area perfect for entertaining guests or family with steps leading to a raised patio area perfect for the evening sun and with steps leading to the outside shed. The remainder of the garden is laid to lawn with an array of ornamental shrubs, plants and trees. The rear garden is enclosed by hedging and fencing. There are two outside water points, automatic outside lights and outside power points.

### Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455.

### Services

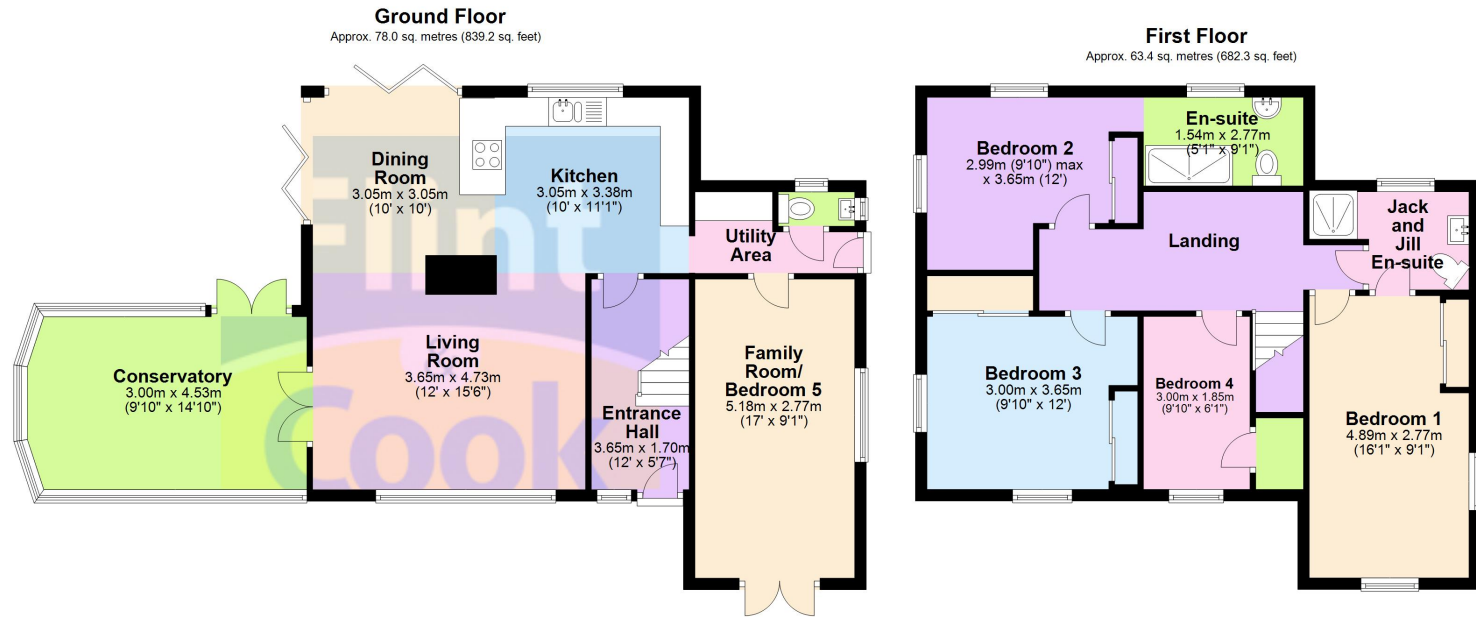
All mains services are connected. Gas fired central heating.

### Outgoings

Council Tax band D - £2330 per annum

### Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.



Total area: approx. 141.4 sq. metres (1521.5 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				
(92+)	<b>A</b>			<b>85</b>
(81-91)	<b>B</b>			
(69-80)	<b>C</b>			
(55-68)	<b>D</b>			
(39-54)	<b>E</b>			
(21-38)	<b>F</b>		<b>55</b>	
(1-20)	<b>G</b>			
Not energy efficient - higher running costs				
England, Scotland & Wales				
			EU Directive 2002/91/EC	