

FOR
SALE



11 Arrowsmith Avenue, Bartestree, Hereford HR1 4DW

£465,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Occupying a peaceful cul-de-sac position, in a highly sought-after village location, an impressive 5 bedroom, 3-storey detached house offering ideal family accommodation. The property, which is in excellent decorative order, has the added benefit of gas central heating, double glazing a superb top floor bedroom suite. Outside there is an attractive rear garden and detached double garage. Viewing highly recommended.

POINTS OF INTEREST

- *Highly sought-after village location*
- *Impressive 5 bedroom, 3-storey detached house*
- *2 Receptions, breakfast kitchen & utility*
- *Superb top floor bedroom suite*
- *Private rear garden & double garage*
- *Must be viewed!*



ROOM DESCRIPTIONS

uPVC double glazed front entrance door leads into the

Entrance Hall

Wood flooring, radiator, carpeted staircase leading to the first floor and doors to

Dining Room

Wood flooring, dado rail, radiator and 2 double glazed windows to the front aspect.

Lounge

A light and airy dual aspect room with wood flooring, 2 radiators, feature fireplace with a coal effect gas fire with decorative inset, hearth and mantel over, 2 double glazed windows to the front aspect and uPVC double glazed French doors leading out to the rear garden.

Kitchen

Fitted with a range of modern shaker-style wall and base units with Bamboo worksurfaces, splashbacks, breakfast bar, stainless steel 1½ bowl sink and drainer unit with mixer tap, integrated dishwasher, freezer and Range with double oven and 7-ring gas hob with extractor hood over, tiled flooring, double glazed window to the rear aspect and door to the

Utility Room

Fitted with units, worksurfaces and tiling to match the kitchen, stainless steel single bowl sink unit with mixer tap, space and plumbing for appliances, recessed storage cupboard and double glazed door to the rear garden.

Downstairs Cloakroom

Comprising low flush WC, wash hand-basin and wood laminate flooring.

First floor landing

Fitted carpet, dado rail, staircase leading to the second floor landing, double glazed window to the front aspect and doors to

Bedroom 2

Fitted carpet, built-in storage cupboard, radiator, double glazed window to the rear aspect and door to the EN-SUITE SHOWER ROOM with tiled walls and flooring, glazed shower cubicle and shower fitment, vanity unit with inset wash hand-basin and mirror above, low flush WC and double glazed window to the rear aspect.

Bedroom 3

Fitted carpet, radiator, fitted wardrobe and double glazed window to the rear aspect.

Bedroom 4

Fitted carpet, radiator, fitted wall units and corner wardrobes, double glazed window to the front aspect.

Bedroom 5

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

Bathroom

Suite comprising bath with overhead shower and glass screen and tiled surround, wash hand-basin and low flush WC, tiled flooring and splashbacks, fitted mirror fronted cabinet, recessed spotlighting and double glazed window to the rear aspect.

Second floor landing

Fitted carpet, built-in storage cupboard and door to the

Superb Top Floor Bedroom Suite

With partly vaulted ceiling, Velux skylight, tiled flooring, ceiling spotlighting, extensive range of fitted wardrobes with high gloss doors, recessed spotlighting, radiator, double glazed double French uPVC doors to the Juliet Balcony overlooking the rear garden and access to extensive under eave storage area, a LUXURY EN-SUITE BATHROOM with suite comprising a free-standing teardrop bath with chrome mixer tap and handheld shower, large walk-in shower cubicle with shower fitment, high gloss vanity unit with 2 inset wash hand-basins, wall fitted cabinets and shaver point, low flush WC, Velux skylight and recessed spotlighting.

Outside

To the front of the property there is an attractive lawned garden laid with slate chippings and planted beds and a driveway providing off-road parking for 3/4 vehicles, leading to the DETACHED DOUBLE GARAGE with 2 up-and-over doors, power and light. The private rear garden is beautifully presented and benefits from multiple seating areas including a wrap-around stone paved patio and a corner patio laid with decorative tiling together with a secluded barbecue area - all perfect for entertaining and there is also an extensive range of well-stocked plants, flowers, shrubs and trees and all enclosed by fencing to maintain privacy.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2829.97

Water and drainage - metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

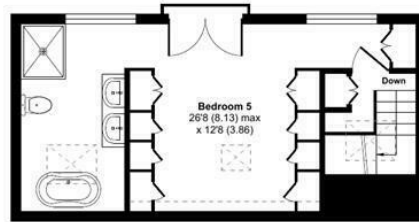
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed east out of Hereford City on the A438 Ledbury Road and continue through the village of Lugwardine and on entering Bartestree, turn left into Wilcroft Park and then 1st right into Arrowsmith Avenue. What3words - attaching.partly.buck

Arrowsmith Avenue, Bartestree, Hereford, HR1

Approximate Area = 1489 sq ft / 138.3 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Garage = 316 sq ft / 29.3 sq m
 Total = 1814 sq ft / 168.4 sq m
 For identification only - Not to scale



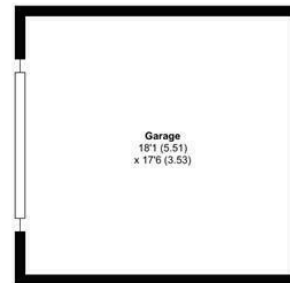
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			