

FOR  
SALE



5 Apple Tree Close, Clehonger, Hereford HR2 9TA

£425,000 - Freehold

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## PROPERTY SUMMARY

Situated on this small exclusive development within this popular village location south of Hereford City, a superb four bedroom modern detached home offering ideal family accommodation. The property, which offers a fantastic finish throughout with oak doors, modern fitted kitchen, utility & bathrooms has the added benefit of four double bedrooms to the first floor, a large open plan living space to the ground floor providing the perfect space for entertaining with bi-folding doors opening onto the rear patio with views towards open countryside. Also benefitting from a triple width driveway to the front and a double garage. Constructed in 2020 by a local reputable builder, the property benefits from the remainder of a 10 year warranty. A viewing is highly recommended.

## POINTS OF INTEREST

- *Modern detached family home*
- *4 double bedrooms, 2 bathrooms and downstairs W/C*
- *Double garage and triple width driveway*
- *Popular village location with fantastic countryside views*
- *Superb open plan living space with beautiful modern fitted kitchen*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Ground floor

With porch area and composite entrance door leading into

### Entrance hall

With wood effect flooring, radiator, recess spotlights, carpeted stairs leading up, useful under stair storage area and doors to

### Downstairs cloakroom

With low flush w/c, wash hand basin with storage below and tiled splash back, heated towel rail, double glazed window, recess spotlights and extractor.

### Lounge

With fitted carpet, ceiling light point, double glazed window to the front aspect with fitted blind, radiator and tv and internet points.

### Open plan kitchen/dining/family room

A fantastic spacious light and airy open plan living space with fantastic views across open countryside to the rear with a luxurious fitted kitchen with matte blue wall and base units, solid oak work surfaces, fitted peninsula with breakfast bar. Stainless steel 1 1/2 bowl sink and drainer unit. Integrated appliances to include 4 ring induction hob with extractor over, integrated oven and grill, fridge/freezer and dishwasher. A double glazed window with fantastic views across the garden and open countryside beyond. Ample space for both dining and living with wood flooring, recess spotlights, air conditioning unit, radiator, full height picture window and bi-folding doors opening out onto the rear patio.

### Utility room

With fitted matte blue base cupboards, solid oak work surfaces and kickbacks, under counter space for washing machine and tumble dryer, sink unit, door to the rear garden and door into

### Double garage

With wall mounted gas central heating boiler, light, power and electric up and over door to the front.

### Spacious first floor landing

With fitted carpet, radiator, loft hatch, ceiling light point & recess spotlights, storage cupboard with fitted carpet and radiator with doors to

### Master bedroom with en-suite

With fitted carpet, radiator, air conditioning unit, ceiling light point, french doors with fitted blinds opening onto the Juliet balcony with fantastic views across open countryside and door into

En-suite shower room with double width shower cubicle and mains fitment rainfall shower head over, vanity wash hand basin with storage below, low flush w/c, heated towel rail, double glazed window with fitted blinds and recess spotlights.

### Bedroom 2

A spacious double bedroom with fitted carpet, radiator, ceiling light point and double glazed window with fitted blind to the front aspect.

### Bedroom 3

A spacious double bedroom with fitted carpet, radiator, ceiling light point and double glazed window with fitted blind to the front aspect.

### Bedroom 4

Fitted with an array of built in wardrobes with hanging rails, shelving and drawers, fitted dressing table with drawer space, radiator, fitted carpet, ceiling light point and double glazed window with fitted blind.

### Bathroom

A full modern suite comprising double width shower cubicle and mains fitment rainfall shower head over, panelled bath, vanity wash hand basin, low flush w/c, heated towel rail, double glazed window with fitted blinds, recess spotlights.

### Outside

To the rear a large paved patio area perfect for entertaining with views across open countryside, an area of lawn with paved path leading to the two side access gates. Outside storage shed, useful outside tap. To the front a triple width tarmac driveway with an area of lawn and stoned pathway leading to both side access gates. To the front there is access to the electric up and over door.

### Directions

From Hereford proceed initially towards Abergavenny on the A465 and just past Belmont Abbey turn right onto the B4349 into Clehonger. Continue past Seven Stars public house and Apple Tree Close is located on the right-hand side (opposite the left-hand turning for Birch Hill Road).

### Services

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

### Outgoings

Council tax band TBC for 2025/2026

Water rates are payable.

### Viewings

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

### Opening Hours

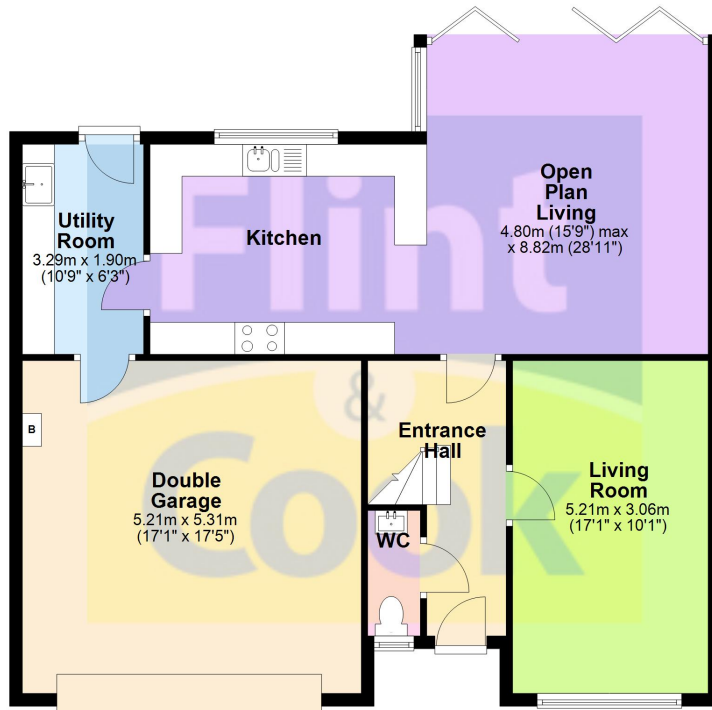
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

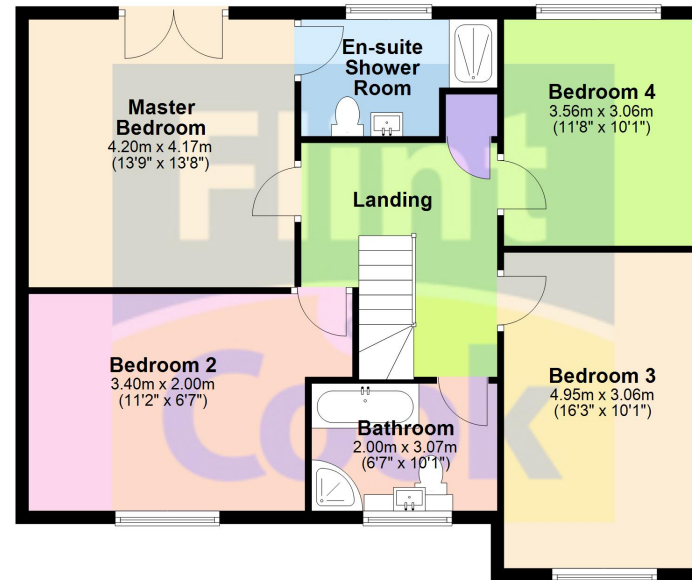
### Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof

**Ground Floor**  
Approx. 97.1 sq. metres (1044.8 sq. feet)



**First Floor**  
Approx. 83.9 sq. metres (902.9 sq. feet)



Total area: approx. 180.9 sq. metres (1947.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		100
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		