

FOR
SALE



6 The Maltings, Dormington, Hereford HR1 4FA

£520,000 - Freehold

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

PROPERTY SUMMARY

An attractive detached house which is pleasantly located, overlooking a small green in the exclusive development within the village of Dormington which lies 5 miles east of the cathedral city of Hereford and is also well placed for access to the popular market town of Ledbury (9 miles) with the M50 (Jct 2) motorway link.

Within in Dormington there is a church and bus service and further amenities are available in nearby Mordiford where there is a public house and primary school and Bartestree where there is a nursery school, shop, village hall and sports playing field. The property lies within the catchment area for Bishop's secondary school and there is also a secondary in Lugwardine (St Mary's RC).

Constructed in the late 1990s, the property over three floors provides extremely spacious accommodation which extends to 2000 square feet and has gas central heating and double glazing throughout but would now benefit from some updating to provide an excellent family home with the benefit of the lovely rear outlook, a good sized garden, ample parking.

POINTS OF INTEREST

- *Substantial modern detached house*
- *Exclusive village location*
- *5 bedrooms*
- *3 bath/shower rooms*
- *Gas central heating*
- *In need of some updating*
- *Double garage & good sized garden*
- *Viewing advised*



ROOM DESCRIPTIONS

Canopy Porch

With door to the entrance hall.

Entrance Hall

With central heating thermostat and cloaks cupboard, staircase to the first floor landing.

Lounge

With 2 radiators, an inset gas fire with surround, a window to the front and patio doors to the conservatory.

Conservatory

With tiled floor, radiator, double doors to the rear garden and sliding door into the kitchen / breakfast room.

Kitchen / Breakfast Room

With original base and wall mounted units, worksurfaces with tiled splashbacks, 1 1/2 bowl sink unit, built in electric double oven, 4 ring hob, extractor hood, built in dishwasher, tiled floor, radiator, window to the rear and a door to the utility room.

Dining Room

With herringbone hardwood floor, radiator, window to the front.

Utility Room

With a gas fired central heating boiler, plumbing for a washing machine, tiled floor, side entrance door.

Cloakroom

With WC, wash hand basin, radiator, window.

First Floor Landing

With smoke alarm, window to the front and airing cupboard with hot water cylinder. The staircase continues up to the second floor landing.

Bedroom 1

With radiator, window to the front, archway through to the dressing area with fitted wardrobes, radiator, window and entrance to the en-suite.

En-suite Shower Room

With tiled shower cubicle, wash hand basin, WC, radiator, extractor fan, shaver point and window to the rear.

Bedroom 2

With radiator, window to the rear with a pleasant outlook over apple orchards.

Bedroom 3

With radiator and window to the front.

Bathroom

Has refitted white suite comprising of a roll tap bath with mixer tap, wash hand basin and WC, part tiled walls, radiator, extractor fan and window to the rear.

Second Floor Landing

With window to the front, radiator and an access hatch to the roof space.

Bedroom 4

With built in wardrobes, radiator, windows to the front and side and a door to the shower room.

Bedroom 5

Contains a hatch to the roof space, radiator, windows to the front and side, built in wardrobe.

2nd Floor Shower Room

With a tiled shower cubicle with mains fitment, wash basin, WC, radiator, shaver point, extractor fan and Velux window.

Outside

To the front of the property is an open lawned area with numerous silver birch trees and to the side a double width tarmacadam driveway.

There is a detached double garage with two up and over doors, light and power and side entrance door.

There is a good sized east facing rear garden which backs onto apple orchards and is mainly lawned with a paved patio and stocked with an extensive range of ornamental shrubs and trees.

Services

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

Outgoings

Council tax band F - £3,350.98 payable 2024/2025

Water and drainage - rates are payable.

Viewings

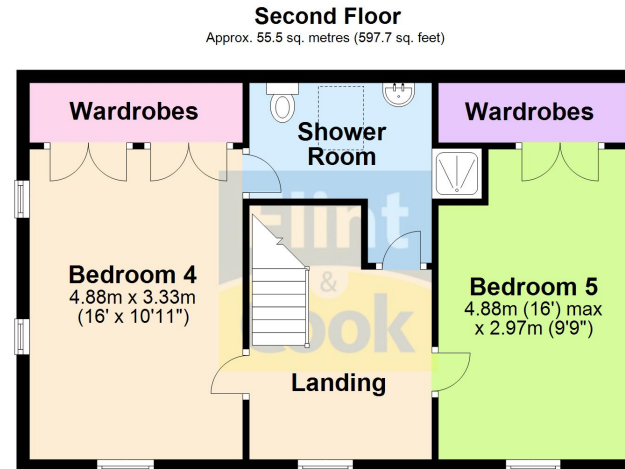
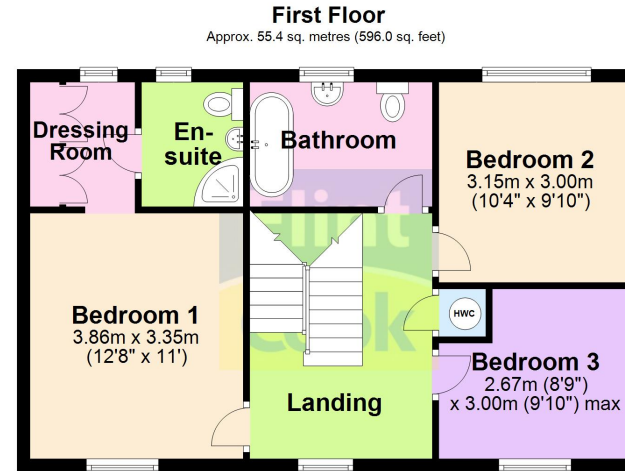
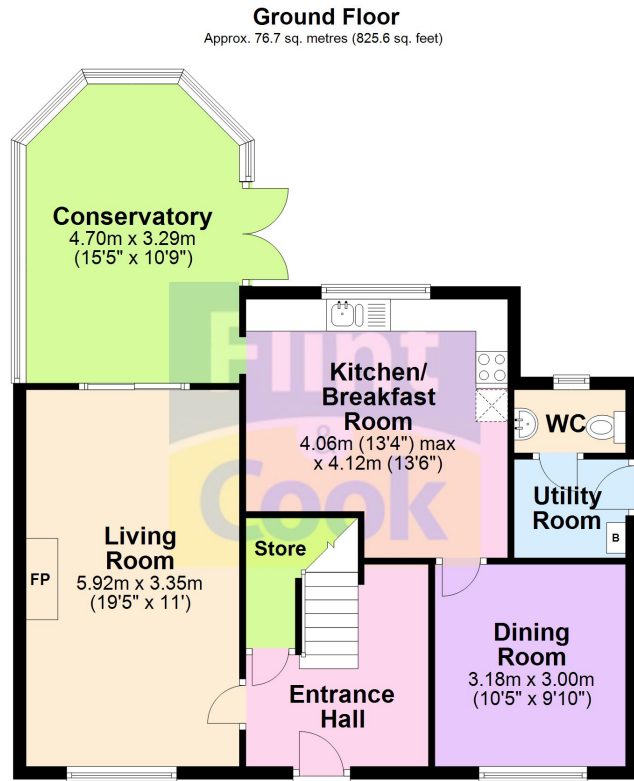
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford proceed towards Ledbury on the A438, continue through Lugwardine and Bartestree into Dormington then turn right and continue for a short distance and turn left into The Maltings and follow the road around proceeding to the lefthand side of the small green and the property is immediately on your left.

Money Laundering Regulations

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



Total area: approx. 187.6 sq. metres (2019.3 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	69	80
England, Scotland & Wales		
EU Directive 2002/91/EC		