

FOR  
SALE



10 Pear Tree Close, Much Dewchurch, Hereford HR2 8FL

£470,000 - Freehold

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## PROPERTY SUMMARY

Set in a quiet and private cul-de-sac within a highly sought-after village location, this superb two-bedroom detached bungalow in a generous plot, offers ideal accommodation for retirement living.

Presented in immaculate decorative order throughout, the property features air-source underfloor heating, double glazing, a high-specification kitchen and luxury bathroom, along with beautifully landscaped gardens. An internal viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

## POINTS OF INTEREST

- *Super detached bungalow*
- *Popular village location south of Hereford*
- *Two double bedrooms*
- *Luxurious kitchen & bathroom*
- *Generous plot*
- *Ideal for retirement*



## ROOM DESCRIPTIONS

### Ground floor

With recessed entrance porch, outside light, meter box and entrance door leading into the

### Spacious entrance hall

A generous entrance hall featuring a loft hatch with pull-down ladder, a large airing cupboard and double built in storage cupboards, recessed spotlights, and access to:

### Luxurious kitchen/dining room

Beautifully appointed with a wide selection of contrasting wall and base units, this kitchen features a single bowl sink with a pot-washer style mixer tap, generous granite work surfaces with matching splashbacks, and striking feature flooring. Recessed spotlighting enhances the space, while windows to the front and side offer pleasant views and are fitted with venetian blinds. A comprehensive range of integrated appliances includes a double oven, microwave, fridge/freezer, dishwasher, and a five-ring induction hob with a stylish splashback and contemporary extractor hood above. There is ample space for a dining table, with triple aspect windows to the front, rear and side.

### Living room

A generously sized lounge featuring fitted carpet and underfloor heating with thermostat control, enjoying dual-aspect double-glazed windows to the front and side, along with French doors opening onto a paved patio area. The room is well-lit with two ceiling light points, offering both comfort and versatility.

### Utility room

Fitted with contrasting wall and base units, integrated washing machine, under counter space for tumble dryer, ceramic sink and drainer unit, tiled floor, double glazed window and door to the rear garden.

### Bedroom one

With fitted carpet, dual aspect double glazed windows, double built in wardrobe and ceiling light point.

### Bedroom two

With fitted carpet, ceiling light point, double glazed window and double built in wardrobe.

### Luxurious bathroom

A stylish and fully fitted bathroom suite comprising a large walk-in shower with mains-fed rainfall showerhead, a panelled bath, low-flush WC with mirrored storage cabinet above, and a wash hand basin set into a vanity unit with storage below and an illuminated mirror above. Additional features include a chrome heated towel rail, tiled walls and flooring, a double-glazed window, ceiling light point, and extractor fan.

### Outside

To the front, a generous block-paved driveway provides ample off-road parking, complemented by a spacious patio area and a neatly maintained lawn, all enclosed by mature hedging. Two gated side entrances offer convenient access to the rear garden. The rear of the property boasts a superb, low-maintenance outdoor space, featuring a paved patio, a well-sized lawn enclosed by secure fencing, and a useful wooden storage shed. Additional benefits include an outside tap and external power points, ideal for garden maintenance or entertaining.

### Directions

From Hereford take the A49 towards Ross-On-Wye, and after crossing over the top of Callow Hill, take the right hand turn towards Wormelow, then taking the left turn to Much Dewchurch. Proceed through the village and Pear Tree Close will be found on the left-hand side.

### Services

Mains water, electricity and drainage are connected. Air-source (underfloor) heating. Telephone (subject to transfer regulations).

### Outgoings-

Council tax band E  
Water and drainage rates are payable.

### Viewings-

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

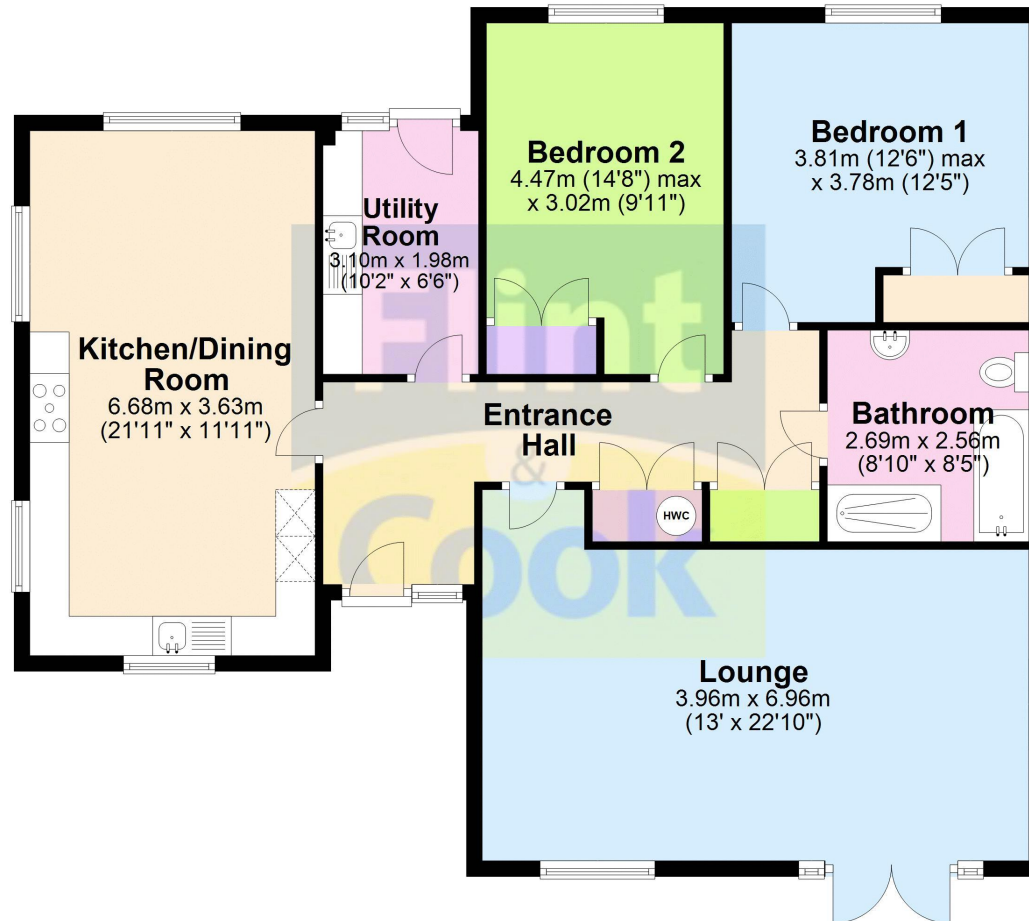
### Opening Hours

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 of funds at the time of making an offer.

**Ground Floor**  
Approx. 110.7 sq. metres (1191.4 sq. feet)



Total area: approx. 110.7 sq. metres (1191.4 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>		100
(81-91) <b>B</b>	88	
(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		