





# Williams Mead, Bartestree, Hereford

Guide Price £560,000

5 3 4





An Executive Detached 5 Bedroom Family Home, positioned in the highly sought-after village of Bartestree near Hereford City. Offered with No Onward Chain.

**Entrance Hall – Sitting Room – Dining Room – Kitchen/Breakfast Room – Utility Room – Study – Downstairs WC – Bedroom 1 With Ensuite & Dressing Room – Bedroom 2 With Ensuite – 3 Further Bedrooms – Family Bathroom – Airing Cupboard – Storage – Integral Double Garage – Rear Garden – Front Driveway**

The property boasts no less than 4 downstairs reception rooms, as well as separate utility room, integral double garage and downstairs WC. Upstairs are 5 bedrooms, 2 of which are spacious doubles with ensuite bathrooms and integrated storage.

Situated in the ever popular village of Bartestree, within walking distance to Ofsted 'Outstanding' rated St. Mary's RC High School, the property also enjoys easy access to Hereford City just 2 miles away.

## The Property

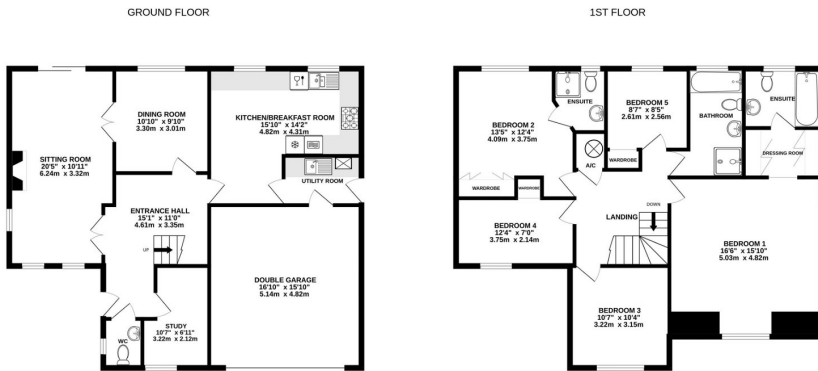
**Entrance Hall –** Entering the property under tiled storm porch, the hall is initially laid in coir matting, which gives way to wood laminate flooring. To the right is a tiled downstairs WC and further door accessing the study.

**Sitting Room –** A generously spacious carpeted family room, with glazed sliding doors providing direct access to the garden. At the focal point is a gas fireplace with stone hearth and wood surround, with double doors opening into the dining room.

**Dining Room –** There is space for a large dining table and further console, with a wide rear aspect window overlooking the garden.

**Kitchen/Breakfast Room –** Fitted throughout in tile flooring and a wide range of white cupboard units with laminate countertops, the kitchen includes a selection of integrated appliances, including Hotpoint fan oven & grill, Neff 5-point gas hob, extractor fan, Whirlpool dishwasher, Indesit fridge/freezer and stainless-steel sink





TOTAL FLOOR AREA: 2005 sq.ft. (186.3 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- All Windows Replaced in 2016
- 5 Bedrooms; 2 Ensuites
- Generously Spacious Family Home
- 4 Reception Rooms
- Integral Double Garage & Driveway
- No Onward Chain
- Gated Community
- Highly Popular Village

