



BARTESTREE

Guide price £400,000



29 FROME PARK

Bartestree, Herefordshire HR1 4BF



Spacious four bedroom house
Generous living and dining
Landscaped gardens, double garage

This modern, detached home in Bartestree presents a harmonious blend of comfort and practicality. Comprising four bedrooms, with en-suite to the principle and two bathrooms, this home offers ample space for a growing family. The inviting hallway greets you upon entry, leading to a spacious living room bathed in natural light from a large window and sliding doors onto the garden, ideal for relaxation. The dining area seamlessly connects to a well-equipped kitchen featuring modern appliances and plenty of worktop space, making it perfect for culinary enthusiasts. Additionally, the office caters to the needs of those working from home, or could easily be changed into a play room.

On the upper floor, the four bedrooms are well proportioned and thoughtfully designed, ensuring a comfortable living experience. Both the family bathroom and ensuite feature contemporary fixtures, enhancing the overall modern feel of the property. With a combination of tiled and carpeted flooring, the interiors convey a clean and stylish aesthetic throughout.

Set in a location that balances convenience and tranquillity, this property is close to local amenities while offering a peaceful environment to call home.



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KEY FEATURES

- Four spacious bedrooms
- Modern kitchen with appliances
- Generous living and dining areas
- Landscaped garden and seating area
- Driveway leading to double garage
- Eco-friendly solar panels installed



STEP INSIDE

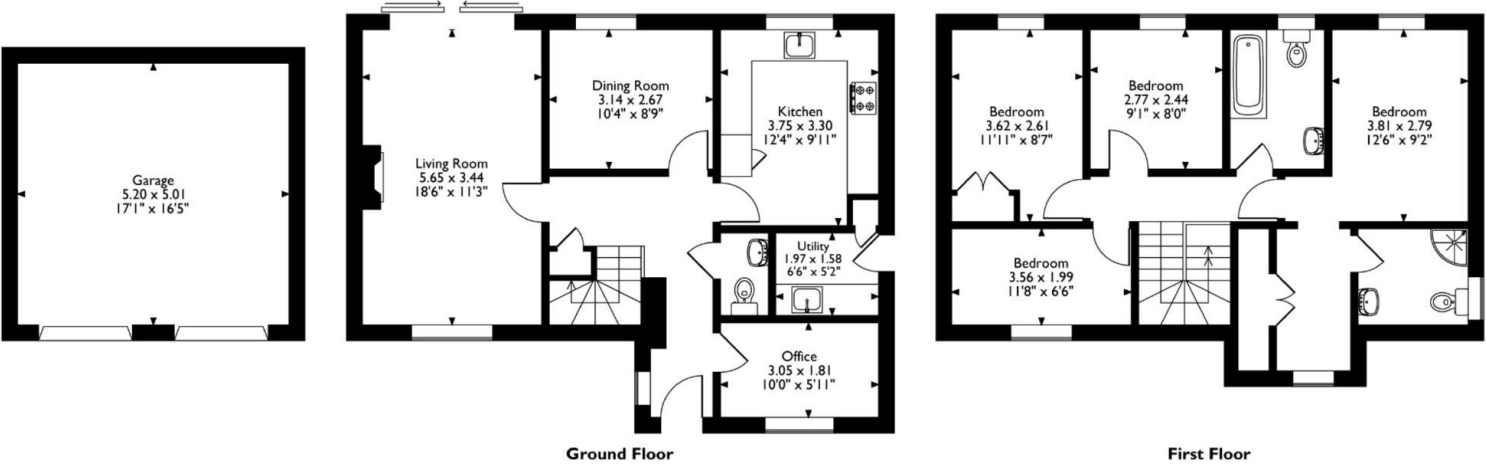


As you step inside, the entrance hallway welcomes you with its airy feel, leading to the heart of the home. The living room, a highlight of the property, boasts generous proportions and large windows that allow sunlight to fill the space, creating a warm atmosphere perfect for both relaxation and entertaining, as well as the benefit of patio doors out onto the garden to make the most of the south facing garden.

Adjacent to the living area, the versatile dining space flows into the modern kitchen. This kitchen is well-equipped with contemporary appliances, providing an efficient area for meal preparation, complemented by ample worktops for all your culinary needs.

The office space is an excellent addition, ideal for those who work from home or require a quiet spot to tackle various tasks, this is a versatile space could be transformed to meet the new owners needs.

Approximate Gross Internal Area
Main House = 122 Sq M/1313 Sq Ft
Garage = 26 Sq M/280 Sq Ft
Total = 148 Sq M/1593 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending to the upper level, you will find four thoughtfully designed bedrooms, each offering a peaceful retreat. The bedrooms' sizes cater well to family living, with design features that maximise space and practicality. The bathrooms, featuring modern fixtures, add to the convenience, ensuring comfortable family living.

Overall, the interior of this home embodies a blend of luxury and functionality, making it a desirable space for family life.

STEP OUTSIDE



The exterior of the property is equally impressive. The landscaped front area includes attractive shrubs and trees, providing an appealing entrance. A large driveway leads to a double garage, offering convenience for vehicle storage or additional utility.

The rear garden showcases a variety of plants, complemented by a manageable patch of lawn perfect for outdoor activities. The stone landscaping areas provide visual interest, while the seating area creates a lovely spot to enjoy outdoor meals or relax in the sunshine. Installed solar panels enhance the energy efficiency of the home, aligning with modern living standards.

This property not only provides great indoor spaces but also encourages outdoor enjoyment, making it an ideal setting for gatherings or quiet moments alike.

INFORMATION

Postcode: HR1 4BF
Tenure: Freehold
Tax Band: E
Heating: tbc
Drainage: tbc
EPC: B





DIRECTIONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	87	90
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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