



7 CHURCH VIEW
Norton Canon HR4 7BX



A beautifully presented and immaculately maintained detached house, forming part of a select modern development on the outskirts of a small rural village.

Guide Price £425,000



Situation and Description

Norton Canon is a small rural village, which lies in northwest Herefordshire; it has a pretty church and active village hall. Local services and amenities are available in the larger villages of historic Weobley, at approximately 3 miles away and in Credenhill, at approximately 6 miles distance; including: both primary and secondary schools, an outstanding rated GP surgery plus shops, restaurants, and pubs. The cathedral city of Hereford lies approximately 10 miles away and offers an extensive range of facilities, with a main line train station.

Constructed in 2021 and still with the benefit of a 10 year, Home Proof New Build Warranty, this attractive house is part of a select, gated development and has been beautifully maintained and upgraded by the existing owners to offer very comfortable four bedroom living accommodation. Additional benefits include engineered oak flooring throughout, oak doors, a beautifully fitted kitchen, with the full range of integrated appliances; a comfortable sitting room; double glazing and gas (LPG) central heating, complemented by a well-designed, low maintenance and attractive gardens.

On arrival, an oak pillar canopy porch and front door lead into a welcoming reception hall with under stairs storage area. A door leads through to a large, light and airy sitting room with double glazed window to the front, double glazed patio doors opening to the rear gardens; a wood-burner has been fitted in the brick fireplace and, as elsewhere throughout this home, the floor is of high-quality engineered oak. On the other side of the reception hall, is the triple aspect kitchen/breakfast room, which is very well-appointed, it has a breakfast bar as well as an extensive range of cupboards and drawers with the full range of integrated appliances. From the kitchen there is direct access to the garden and a door through to a rear hall with pantry cupboard and separate, useful downstairs cloakroom.

From the hall, a staircase leads up to a first-floor landing and to a master bedroom with window to front aspect and door to a bright ensuite shower room. There are, then, three other bedrooms, two further double and one smaller bedroom, currently used as a dressing room: each of these supported by a well-designed bathroom.

Outside

The property is approached via a shared private road leading to its own stone gravelled drive, which provides parking for four cars and leads to the former

garage. The detached garage has been fully insulated and divided to create two distinct functional rooms. It provides, to the front, an excellent workshop, with power and lighting, which is accessed through insulated, security double-doors. To the rear of the converted garage is a separate utility room, with shelving and further base units, one housing a deep-fill butler sink; there is space and plumbing for two automatic washing machines; additional space, allows for a free-standing fridge-freezer; a pulley laundry maiden and a craft table.

The gardens, which lie, largely, to the rear and sides, have been well planned and designed; largely landscaped for low maintenance. They include an enclosed vegetable section, with raised beds, which lies behind the garage and then pathways that lead around the house, with floral borders on the garage side. The rear garden is fully enclosed and benefits from double side access, via wooden gates; it is secured on all sides by double boarded wooden fencing; it has several outdoor sockets and there is a useful wood store. The patio areas are broken by two small sections of lawn and an herbaceous/flower border with water-feature. An attractive pergola, with power, lighting, grape vines and a reed roof, offering dappled shade, together with an adjoining barbecue area.

Services and Considerations

Mains electricity and mains water

Private drainage

Gas (LPG) Central Heating.

Tenure Freehold with vacant possession on completion

Council Tax Band E / EPC Rating C

Mobile coverage Wifi phone connection / Broadband FFTP Full Fibre Optic
Agents note There is a service charge of £40pcm for the maintenance of the private road, electric gates and insurances and the sewage treatment plant

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Prospective purchasers: Upon submitting an offer, we will require by law proof of ID for all buyers. A picture ID and a separate address ID together with proof of funding.





Hallway leading through living room and kitchen/dining room





Three of the bedrooms one with en-suite shower room and supporting family bathroom







Directions

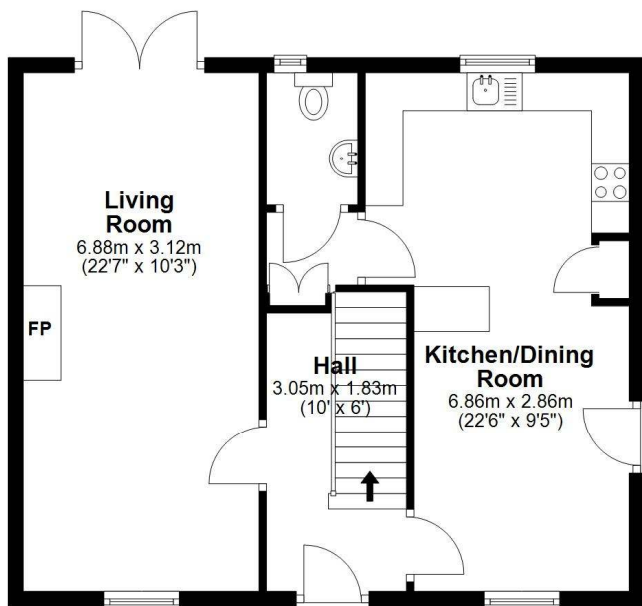
///selling.craftsmen.vertical

From Hereford, proceed towards Brecon on the A438 and continue out of the city along the A438 Kings Acre Road. Turn right as signposted to Credenhill and proceed on this road for approximately 5 miles. On entering Norton Canon note the gated entrance on the left-hand side and on entering the development the property

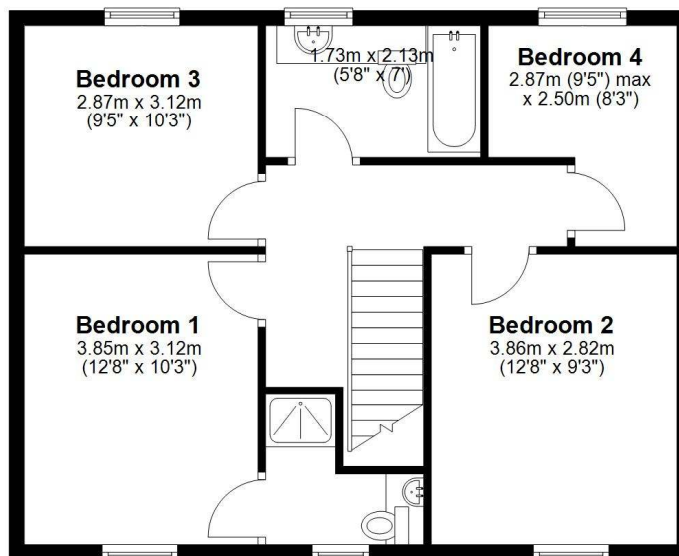


Utility Room

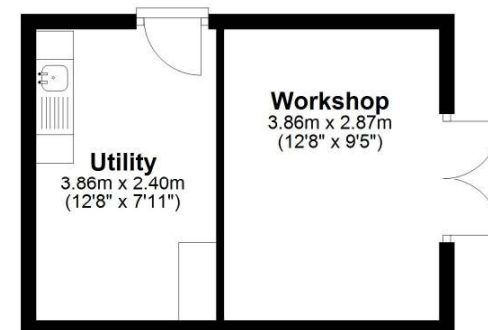
Ground Floor



Second Floor



Outbuilding



Total area: approx. 20.8 sq. metres (223.4 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
Plan produced using PlanUp.

Total area: approx. 109.0 sq. metres (1172.8 sq. feet)

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