



3 The Orchards, Whitestone, Hereford, HR1 3TH

Asking Price £335,000



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Trivett Hicks is pleased to offer this well presented three double bedroom detached property, which is located within a popular recent development in Whitestone. The property is conveniently situated with access to both Hereford City and Worcester with their motorway links. Local amenities nearby in the village of Withington include; shop, post office, village hall, school, church and regular bus service.

The accommodation comprises of; entrance hall, living room, fitted kitchen/breakfast Room with integrated oven and hob, cloakroom all to the ground floor. To the first floor three double bedrooms, master bedroom having en-suite shower room and a family bathroom with shower.

The property benefits from double glazing, off road parking for several cars, garage, cost saving heat source pump supplying the hot water and central heating system, landscaped gardens to the front and rear.

ENTRANCE HALL

Double glazed window to the side aspect, stairs to the first floor, door to:

CLOAKROOM

Obscure double glazed window to the side aspect, fitted with two piece suite comprising pedestal wash hand basin with tiled splashbacks, low-level WC, radiator, karndeian style flooring.

FITTED KITCHEN/BREAKFAST ROOM 12'1" x 8'2" (3.68m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over, underlighting, 1+1/2 bowl stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for automatic washing machine and dishwasher, space for dishwasher and automatic washing machine, fitted electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to the front aspect, radiator, karndeian style flooring, power points and ceiling spotlights.

LIVING ROOM 13'8" x 15'6" (4.17m x 4.73m)

Double glazed windows to the rear aspect, two radiators, karndeian style light oak flooring, power points, double glazed double doors to the rear garden, door to:

LANDING

Radiator, storage cupboard, power points, access to the roof space, door to:

MASTER BEDROOM 16'11" x 9'1" (5.16m x 2.77m)

Double glazed window to the front and rear aspect, double wardrobe with mirrored doors, power points and two radiators.

EN-SUITE SHOWER ROOM

Fitted with three piece comprising recessed shower enclosure with fitted Aqualisa electric shower with sliding glass screen, pedestal wash hand basin, splashbacks, low-level WC, extractor fan, shaver point, obscure double glazed window to the rear aspect, heated white towel rail and laminate flooring.

BEDROOM TWO 8'10" x 15'5" (2.69m x 4.71m)

Double glazed window to the front aspect, radiator and power points, door to:

BEDROOM THREE 10'3" x 10'2" (3.12m x 3.11m)

Double glazed window to the rear aspect, radiator and power points.

BATHROOM

Fitted with three piece suite comprising panelled bath with mains water pressure power shower and folding glass screen over, pedestal wash hand basin, tiled splashbacks, low-level WC, extractor fan, obscure double glazed window to the side aspect, heated white towel rail, laminate flooring and ceiling spotlights.

OUTSIDE

The property is approached by driveway providing off road parking for several cars, with brick paved pathway leading to the front door. The front garden is mainly laid to lawn with shrub beds interspersed. The rear garden is again mainly laid to lawn with paved patio immediately to the rear of the property and at the far end barked seating area. The garden benefits from cold water tap and is fully enclosed by wooden panelled fencing.





GARAGE 16'11" x 9'1" (5.16m x 2.79m)

Up and over door, power points and obscure double glazed pedestrian door.

MONEY LAUNDERING REGULATIONS

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

LOCAL AUTHORITY

Herefordshire Council. Tel: 01432 260000.

COUNCIL TAX

Band D 2025 - 2026 (A reduction may be applicable for single occupancy).

TO VIEW

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

DIRECTIONS

Leave Hereford on the A4103 Worcester Road after passing the garage on your right, continue past the left turn signposted Withington. The road bears to the right and as it straightens up, you will see a second left turning sign posted 'Withington'. Turn left and then take the first right into 'St Peters Field'. Follow the road, taking the second right turning and turn left into 'The Orchards'. The property will be seen after a short distance on the left hand side.

TENURE

Freehold

N.B.

These particulars do not constitute part or all of an offer or contract. All information contained within these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability before finalising their offer to purchase. All measurements are approximate and as such should be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. Trivett Hicks has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors.



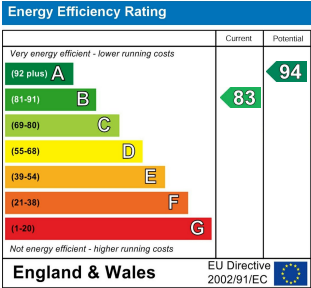
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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