



3, Walnut Tree Close, Dilwyn, HR4 8JS
Price £595,000

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3, Walnut Tree Close Dilwyn

An immaculately presented, detached, four double bedroom family home which is situated within the heart of the desirable Herefordshire village of Dilwyn. The property boasts two reception rooms, a landscaped, south facing garden, double garage and driveway parking. Call our Leominster office on 01568 610310 to view this stunning property.

FEATURES

- Detached, beautifully presented bungalow
- Four double bedrooms, two en-suite
- Flexible accommodation
- Landscaped, south facing garden
- Double garage and parking
- Desirable village location

Material Information

Price £595,000

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: F

EPC: D (55)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	68 D
39-54	E		
21-38	F		
1-20	G		



Introduction

3 Walnut Tree Close is a detached bungalow which has been lovingly maintained by the current vendor and is located within the popular village of Dilwyn which is located on the black and white trail. The property has accommodation comprising; entrance, living room, dining room, kitchen, utility room, four double bedrooms, two en-suite and a family bathroom. There is a pretty, enclosed south facing rear garden, garage and driveway parking.

Property Description

The solid wooden front door opens into the entrance hall where you are immediately greeted by immaculate accommodation which flows throughout the home. There are slate floor tiles, a cloakroom fitted with WC and basin and useful storage cupboard. Ahead a door opens to the dining room where the slate tiles continue. This is a fantastic space to entertain with a window to the rear garden, space for an eight seater table and chairs and space for a number of dressers. The kitchen is fitted with bespoke wall and base units which have granite worktops. There is an integrated fridge, dishwasher, Range cooker and sink with a window above. There are French doors which open onto the patio. From the kitchen is the utility room which has additional wall and base units with a stainless steel sink, space for a washing machine and tumble dryer and access into the garage. From the dining room a door opens to the sitting room which is the real heart of the home with two French doors opening to the patio, ideal for those warm summer months and two windows with a front aspect. There is a fireplace as a focal point to the room which has a slate

hearth, wooden surround and inset woodburning stove. The inner hall has two built in large cupboards, one of which has a radiator and is substantial in size.

Bedrooms one is a generous double size with built in wardrobes, French doors to the patio which have windows to each side. The en-suite has built in cupboards and is fitted with a WC, basin which has a mirror above, walk in double shower cubicle with raindrop shower head and a chrome heated towel rail. Bedroom two is a double sized room with a window to the front aspect. There is space for wardrobes and chest of drawers. The en-suite is fitted with built in wall units, WC, basin with a mirror above and a shower cubicle. Bedroom three a double with a window to the front aspect and space for wardrobes. Bedroom four is a double with a window to the rear aspect and is currently being used as a study with views of the garden.

The family bathroom is located opposite bedroom three and is fitted with a WC, basin and bath.

Garden

The south facing garden like the home is beautifully designed and has been planned to create a fabulous outside space. There is a substantial patio area which the French doors from the living room, kitchen and main bedroom open onto. This is great space for alfresco dining and entertaining in the warmer months with room for outside furniture. Steps rise to a lawned area which has flower borders and interspersed plants and shrubs. There is a variety of mature trees and places to sit to enjoy the beautiful summer months with a glass of wine or two.





Garage and Parking

The garage is a double with an up and over door. There is light and power. The recently fitted oil boiler is located here.

There is parking on the driveway for up to four cars.

Services

Mains electric, water and drainage are connected. Oil heating.

Herefordshire Council Tax Band - F

Location

The property is situated in the heart of the popular village of Dilwyn, which offers a lively and bustling community with many amenities and local facilities to include primary school, public house, village hall and church. There are numerous local groups ranging from infant to senior age and the local community conduct further activities throughout the year.

Around five miles distant is the well-served and renowned market town of Leominster, famed for its antique and tea shops; 11 miles from the bustling city of Hereford and the Hereford Cathedral School, the leading Independent School in the Marches. The black and white village of Weobley is just 3 miles away with its high school, primary school, shops, restaurants and tea shops.



DIRECTIONS

From Leominster, proceed on the A44, taking the left hand turn in to Dilwyn. Continue along the road, taking the first left hand turn upon entering the village. Follow the road and Walnut Tree Close is the second turning on the right, the property is located ahead of you.







Approximate total area[®]

2167.45 ft²
201.36 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

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