



INGLENOOK MUCH BIRCH

HEREFORD HR2 8HU

£440,000
FREEHOLD

Lovely extended detached house in a popular village location with 3 bedrooms, spacious accommodation, driveway parking, garden. Ideal family home - Viewing advised.



INGLENOOK MUCH BIRCH

- Extended detached house • Three bedrooms • Popular village location • Ideal family home • Ample driveway parking and good sized garden • Must be viewed!



Set in a sought-after village location, this extended three-bedroom detached home provides excellent family accommodation. The property features triple glazing, generous driveway parking, and a good-sized rear garden. Inside, the spacious ground floor offers three reception rooms, an extended kitchen, and a convenient downstairs W/C, while upstairs there are three well-proportioned bedrooms and luxurious bathroom. A viewing is highly recommended.

Ground floor

Recessed entrance porch with composite triple glazed entrance door leading into the

Entrance hallway

With wood flooring, radiator, stairs leading up to the first floor with useful under stair storage space, ceiling light point and doors into

Playroom/reception

With fitted carpet, radiator, ceiling light point, three triple glazed windows to the front and side aspects and door leading into the living room.

Extended kitchen

Fitted with matching wall and base units, ample work surface space, stainless steel 1 1/2 bowl sink and drainer unit, under counter space for washing machine and tumble dryer/dishwasher, space for an American style fridge/freezer, range style cooker with 8 ring gas hob and electric oven below with extractor hood over, breakfast bar, triple glazed window overlooking the rear garden, tiled floor and doors leading into the

Dining room

With wood flooring, ceiling light point, coving, a large opening into the living room and window and door out to the rear garden.

Living room

With fitted carpet, ceiling light point, radiator, triple glazed window to the side aspect, feature woodburning stove with tiled hearth, coving and door leading into the playroom.

Side porch

With tiled floor, ceiling light point, single glazed window and door into the

Downstairs W/C

With low flush w/c, wash hand basin, radiator, ceiling light point and window.

First floor landing

With fitted carpet, ceiling light point, smoke alarm, loft hatch, large triple glazed window and doors into

Bedroom one

With fitted carpet, radiator, ceiling light point, dual aspect triple glazed windows to the side and rear.

Bedroom two

With fitted carpet, ceiling light point, radiator, dual aspect triple glazed windows to the front and side.

Bedroom three

With fitted carpet, ceiling light point, radiator and triple glazed window to the front aspect.

Luxurious bathroom

An immaculately presented full suite comprising walk in shower with mains fitment rainfall shower head over, large corner jacuzzi bath, wash hand basin with storage below and illuminating mirror over, low flush w/c, built in storage cupboard, tiled floor, chrome heated towel rail and recess spotlights.

Outside

The property is approached via iron gates leading on to a large stoned driveway providing off road parking for several vehicles with a stoned pathway leading to the rear of the property. There is an area of lawn bordered by hedging with the remainder of the front enclosed by brick walling and fencing.

To the rear there is a fantastic paved patio perfect for entertaining with a pathway leading to the summerhouse, and a further pathway leading to a side access gate. There is an area of lawn bordered with an array of ornamental plants and shrubbery, a rear access into the garage. A wooden outside storage shed. To the side there is a large carport which is gated to the front and laid to patio for ease and low maintenance. There is an access gate onto the neighbouring lane with access to the front of the garage.

Directions

From Hereford proceed south on the A49 towards Ross On Wye, proceed through the village of Much Birch and the property is situated on the right hand side as

indicated by the agents for sale board.

What3words:opened.left.traded

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Outgoings

Council tax band 'D'

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected.

LPG Gas-fired central heating.

Viewing Arrangements

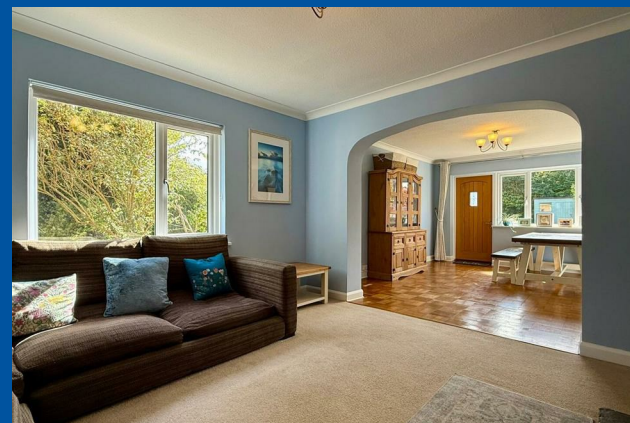
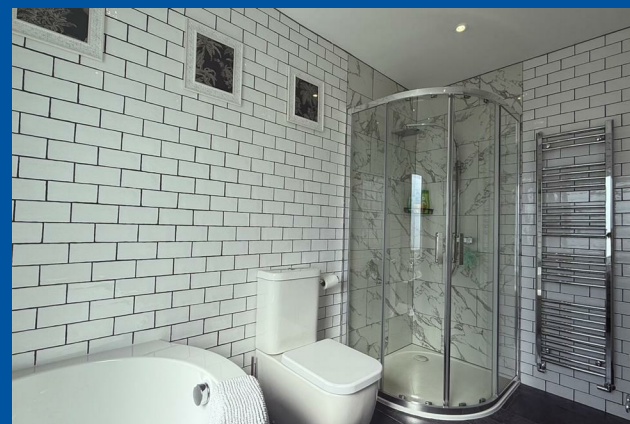
Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

INGLENOOK MUCH BIRCH





Total area: approx. 130.2 sq. metres (1401.9 sq. feet)
Inglenook, Much Birch, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E **Council Tax Band: D**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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