



## 3 WOODLAND VIEW

NORTON CANON, HEREFORD HR4 7BY

£335,000  
FREEHOLD

Situated within this rural village, a modern three bedroom semi detached home offering the ideal opportunity for a first time buyer or small family and being sold with the added benefit of no onward chain. The property benefits from air source underfloor heating to the ground and first floors, views towards open countryside to the rear and two allocated parking spaces.

Within the village there is a church and a wider range of amenities are available in the historic "Black & White" village of Weobley (4 miles) which has primary and secondary schools, shop/post office, public houses and doctors's surgery. For a more extensive range of amenities, the market towns of Kington & Leominster are a short drive with Hereford approximately 13 miles East.



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- Modern semi detached house
- Three bedrooms, two bath, downstairs W/C
- Sold with no onward chain!
- Ideal for a first time buyer or small family
- Fantastic countryside views
- Allocated parking & enclosed rear garden



### Ground floor

With canopy porch and entrance door leading into the

### Entrance hallway

With matwell, recess spotlights, carpeted stairs leading up, useful storage cupboard for coats and shoes with internet point and wall mounted fuse box and doors leading to

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, ceiling light point and access hatch to the under stair storage area and under floor heating manifold.

### Open plan kitchen/living/dining room

With solid wood flooring, a mix of ceiling light points and recess spotlights, zone controlled under floor heating, dual aspect windows to the front and the rear with doors opening out onto the rear patio. A functional living area with separate dining space and a modern fitted kitchen with ample work surface space with tiled splash backs, fitted island with breakfast bar, storage and power points, ceramic 1 1/2 bowl sink and drainer unit, integrated appliances to include fridge/freezer, four ring hob with cooker hood over, electric oven, dishwasher and under counter space for washing machine.

### First floor landing

With wood effect flooring, heating thermostat, loft hatch, recess spotlights, airing cupboard housing the hot water system and doors to

### Bedroom one with en-suite

A good sized double bedroom with fantastic views towards open countryside to the rear, ample space for wardrobes, ceiling light point, zone controlled under floor heating thermostat and pocket door leading into the En-suite shower room

With double width walk in shower, tiled surround and rainfall mains fitment shower head over, wash hand basin with tiled splash back, low flush w/c, recess spotlights and extractor.

### Bedroom two

Another good sized double bedroom with zone controlled under floor heating, views to the countryside, ample space for wardrobes and ceiling light point.

### Bedroom three

A third double bedroom with window to the front aspect, ceiling light point, ample space for wardrobes and zone controlled heating thermostat.

### Bathroom

Three piece suite comprising p shaped tiled bath



with rainfall shower head over, low flush w/c, wash hand basin with storage under and illuminating mirror over, tiled floor, recess spotlights and window to the front aspect.

#### Outside

To the rear a good sized paved patio area with views towards open countryside beyond leading from the open plan living space perfect for entertaining with useful outside tap and power points. The remainder of the garden is laid to lawn with a useful wooden storage shed and side access gate. To the front there are two allocated parking spaces with paved pathway leading to the rear access gate.

#### Directions

From Hereford proceed initially towards Brecon on the A438 and continue over the Whitecross roundabout and then, just past Wye Vale Garden Centre, turn right onto the A480. Continue through the village, passing the garage on the left-hand side and just before leaving Norton Canon, turn left towards the village hall and Calver and the property is located on the right-hand side after about 250 yards.

#### Money Laundering

Prospective purchasers will be asked to produce

identification, address verification and proof of funds at the time of making an offer.

#### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### Outgoings

Water and drainage rates are payable.

#### Property Services

Mains water, electricity and drainage are connected.

Air source underfloor heating.

#### Tenure & Possession

Freehold - vacant possession on completion.

#### Viewing Arrangements

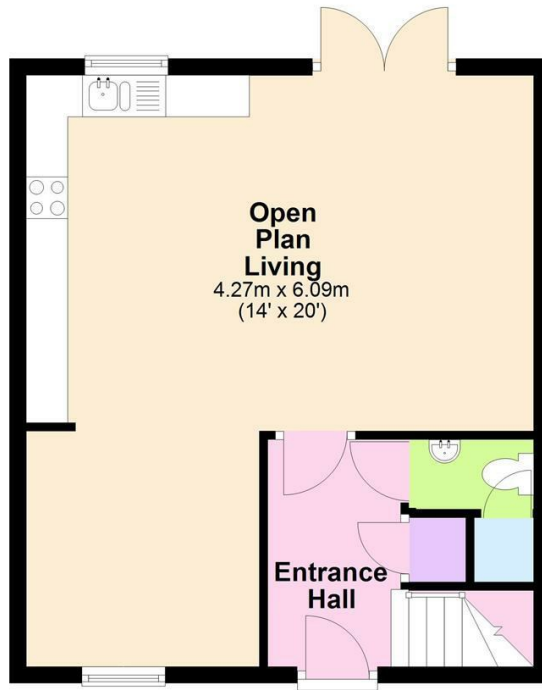
Strictly by appointment through the Agent (01432) 355455.

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## Ground Floor

Approx. 43.2 sq. metres (465.5 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 86.3 sq. metres (928.6 sq. feet)

**EPC Rating: B**    **Council Tax Band: B**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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