



3 ORCHARD VIEW

WHITESTONE, HEREFORD HR1 3SD

Asking Price £345,000
FREEHOLD

A beautifully refurbished and extended three-bedroom semi-detached home, offering stylish and spacious accommodation ideal for modern family living. Immaculately presented throughout, the property features a superb modern kitchen/diner, comfortable living room, ground-floor bathroom and useful utility area, with three bedrooms and a contemporary shower room to the first floor. Outside, the home is equally impressive, benefiting from a large driveway, detached double garage and a generous rear garden, making this a fantastic turnkey property in the popular village of Whitestone.



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- Extended semi detached house • Three bedrooms, bathroom and shower room • Newly refurbished throughout • Double garage, large driveway & large garden • Must be viewed!
- Ideal for a first time buyer/family



Ground Floor

With upvc entrance door into the

Entrance Hall/Utility

With wood effect flooring, space and plumbing to double stack a washing machine and tumble dryer, ceiling light point and doors to

Bathroom

A modern fitted bathroom suite comprising a p shaped panelled bath with tiled surround and electric shower over, wash hand basin with storage under, low flush w/c, heated towel rail, ceiling light point and double glazed window.

Inner Hallway

With fitted carpet, spotlights, radiator, carpeted stairs leading up with useful under stair storage space, a large boot cupboard with space for shoes and coats, wall mounted gas central heating boiler and double glazed window. Doors then lead to

Living Room

A spacious lounge with feature pocket door, dual aspect double glazed windows to the front and rear aspects, fitted carpet, spotlights, radiator, feature wood burning stove with brick surround, tiled hearth, oak mantle over and bespoke fitted cabinetry and shelving to either recess.

Kitchen/Dining Room

A spacious kitchen/diner with a range of fitted wall and base units with work surface space over and tiled splash

backs, fitted island with breakfast bar with storage under, under counter space and plumbing for a dishwasher, 1 1/2 bowl sink and drainer unit, four ring induction hob with cooker hood over and oven below, space for a freestanding American fridge/freezer, fitted dining bench seat with panelled back and storage, spotlights, double glazed window and door to the rear garden with additional door to the side.

First Floor Landing

With fitted carpet, double glazed window, spotlights, loft hatch, storage cupboard and doors to

Bedroom One

A good sized double bedroom with fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and ample space for wardrobes.

Bedroom Two

A second good sized double with fitted carpet, ceiling light point, radiator, part panelled wall and double glazed window to the rear aspect.

Bedroom Three

A third good sized bedroom comprising fitted carpet, part panelled wall, ceiling light point, radiator and double glazed window to the front aspect.

Shower Room

A newly fitted modern shower room comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below, low flush w/c, useful storage cupboard, chrome heated towel rail, spotlights and double glazed window.

Outside

To the front there is a large stoned driveway providing off road parking for many vehicles with access to the DOUBLE GARAGE, which benefits from an electric roller door, light, power and personal door to the side. There are useful outside power points. To the rear there is a good sized patio area laid to a mix of concrete and decking with useful outside power points, a wooden fence and gates then open out onto a large garden laid to lawn enclosed by a mix of hedging and fencing. There is an additional patio area with large wooden storage shed.

Directions

Proceed out of Hereford along Commercial Road heading towards Aylestone Hill, proceed over Aylestone Hill down to the roundabout taking the third exit right onto the Worcester Road A4103. Proceed past the village of Withington and turning for Whitestone, the property is situated on the left hand side opposite the turning for Bartestree.

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, drainage and gas are connected. Gas-fired central heating.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 89.2 sq. metres (959.9 sq. feet)
3 Orchard View, Whitestone, Hereford

EPC Rating: C Hereford Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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