



THE CORNER BURGHILL

HEREFORD HR4 7RU

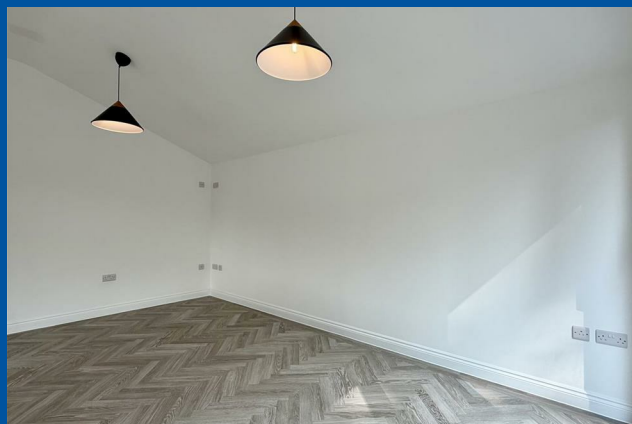
£325,000
FREEHOLD

The Corner is a beautifully presented, newly built two-bedroom detached bungalow, ideally positioned on the edge of The Fairways, an exclusive development in the highly sought-after village of Burghill. Designed with modern living in mind, this energy-efficient home features air source heating and solar panels, alongside stylish open-plan living accommodation, two well-proportioned bedrooms, a contemporary shower room, a spacious driveway providing ample off-road parking, and a beautifully landscaped garden. Offering the perfect blend of comfort, sustainability and village living, The Corner is an ideal home for those seeking a low-maintenance lifestyle in a desirable location.



THE CORNER BURGHILL

- Newly built detached bungalow
- Sought after village location
- Air source heating & solar panels
- Spacious drive & landscaped garden
- Two bedrooms & open plan living
- Ideal for retirement/downsizing



Ground Floor

With canopy porch and composite entrance door leading into the

Entrance Hall

With recess spotlights, smoke alarm, loft hatch, cloak cupboard housing the under floor heating manifold and wall mounted fuse box, airing cupboard housing the hot water system, there is an opening into the open plan living area and doors into

Kitchen/Living/Dining Room

The impressive open-plan living space has been thoughtfully designed for modern living and entertaining. At its heart is a contemporary fitted kitchen, featuring a comprehensive range of sleek base units with generous work surfaces and a stylish breakfast bar. Integrated appliances include an oven, microwave, four-ring hob with extractor hood, dishwasher, and under-counter fridge and freezer, complemented by a one-and-a-half bowl sink. Flooded with natural light from dual-aspect windows to the front and side, the space also benefits from sliding doors opening directly onto the rear patio, creating a seamless connection between the indoor and outdoor living areas. There is ample room for both relaxed seating and a generous dining area, making this a superb social hub of the home.

Bedroom One

A spacious double bedroom with fitted carpet, central ceiling light point and two double glazed windows.

Bedroom Two

With fitted carpet, central ceiling light and dual aspect double glazed windows to the front and side aspects.

Shower Room

A beautifully presented modern fitted shower room comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, wash hand basin with storage below and tiled splash back, low flush w/c, chrome heated towel rail, recess spotlights and tunnel light.

Outside

The property enjoys a beautifully designed rear garden, offering an excellent balance of outdoor living and low-maintenance appeal. A generous patio provides the perfect setting for al fresco dining and entertaining, while the raised lawn, enclosed by attractive fencing, creates a private and secure space to relax and enjoy.

To the front, a substantial resin-bound driveway provides off-road parking for multiple vehicles and is complemented by exterior lighting and an electric vehicle charging point. A gated side access leads conveniently to the rear garden, while six solar panels to the front elevation enhance the property's energy efficiency and environmental credentials.

Directions

What3words///donation.gravy.flattered

Money Laundering

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

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Council Tax - New build, to be assessed.

Property Services

Mains water, electricity, drainage are connected. Air-source 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.

Viewing Arrangements

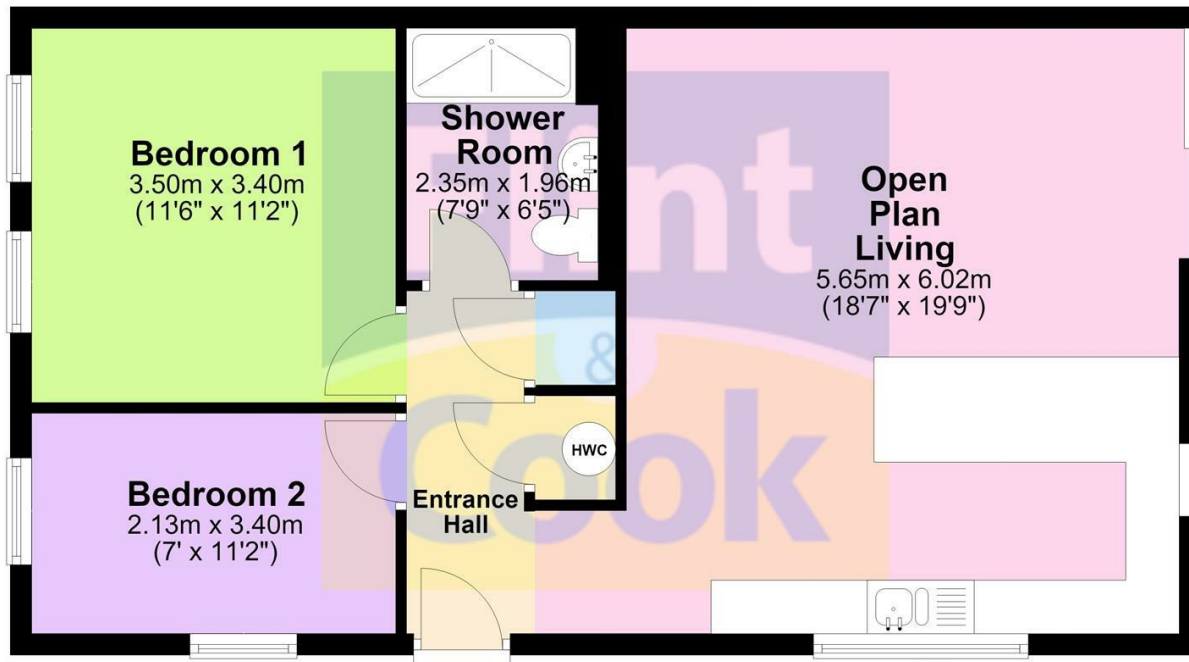
Strictly by appointment through the Agent (01432) 355455.

THE CORNER BURGHILL



Ground Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 sq. feet)

EPC Rating: Hereford Council Tax Band: New Build



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		
(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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

