



## 23 PYEFINCH MEADOW BURGHILL, HEREFORD HR4 7SS

£650,000  
FREEHOLD

Peacefully situated in this highly sought after village location, a superb 4 bedroom detached house offering ideal family or retirement accommodation. The property which has been luxuriously finished throughout has the added benefit of energy efficient air source underfloor heating throughout, solar panels, generously sized living accommodation, attractive landscaped gardens and to fully appreciate this property we recommend an internal inspection.

**Flint  
&  
Cook**

# 23 PYEFINCH MEADOW

- Solar panels
- Luxury fitted kitchen & bathrooms
- Energy efficient air source underfloor heating throughout
- Ideal for family living or retirement
- Highly sought after village location
- Superb 4 bedroom detached house



## Bespoke Entrance Porch

With tiled floor and entrance door through to the

## Reception Hall

With engineered oak flooring, recessed spot lighting, under floor heating, access to the kitchen/breakfast room, dining/family room and door to the

## Downstairs Cloakroom

With vanity wash hand basin with storage below, tiled splashback and mirror over, engineered oak floor, low flush WC, recessed spot lighting.

## Kitchen/Breakfast Room

An impressive space with 1 ½ bowl sink unit with Quooker style hot and cold tap over, an extensive range of wall and base cupboards, ample quartz work surfaces with splash backs, feature tiled floor with under floor heating, recessed spot lighting, double glazed window with Venetian blind to the front aspect, under cupboard lighting, wine racks, 2 built in ovens, induction hob with glass splash backs and cooker hood over, built in fridge/freezer and dish washer, space for a further freezer if required. Stairs to the first floor, double glazed door to the side and door to the

## Utility Room

With single bowl sink unit with mixer tap over, a range of wall and base cupboards, work surfaces, space and plumbing for a washing machine, tiled floor with underfloor heating, recessed spot lighting and a double glazed door to the rear patio and garden.

## Dining/Family Room

With engineered oak floor, a large double glazed window to the front with Venetian blind, recessed spot lighting, under floor heating, corner cupboard, heating controls and double glazed window to the rear with blind.

## Lounge

With engineered oak flooring, feature fireplace with hearth, display mantel and multi fuel wood burning stove, under floor heating and bi-fold doors opening on to the rear patio and garden.

## First Floor Landing

With a double glazed window, feature flooring and 2 access hatches to the loft space.

## Bedroom 1

With feature flooring, 2 built in double wardrobes, 2 double glazed windows to the front aspect with blinds and door to the Luxury Ensuite Shower Room. With a large double walk in shower with rainwater style shower head and separate hand held fitment, low flush WC, vanity wash hand basin with storage below, tiled floor and wall surround for easy maintenance, ladder style towel rail/radiator, recessed spot lighting and a double glazed window.

## Bedroom 2

With feature flooring, 2 built in double wardrobes and 2 double glazed windows to the rear enjoying a pleasant outlook across the garden and Burghill Golf Club.

### **Bedroom 3**

With feature flooring, 2 double glazed windows to the front aspect and a built in double wardrobe.

### **Bedroom 4**

With feature flooring, a built in double wardrobe and 2 double glazed windows enjoying a fine view to the rear.

### **Luxury Bathroom**

With suite comprising large bath, separate double walk in shower with rainwater style shower head and separate hand held attachment, wash hand basin, low flush WC, ladder style towel rail/radiator, tiled floor and wall surround for easy maintenance, double glazed window.

### **Outside**

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs with an extensive brick paves driveway to the side providing ample off road parking. Access to the rear can be gained from both sides of the property. To the immediate rear is an extensive paved patio area with overhead awning providing the perfect entertaining space which leads on to the remainder of the garden which has been attractively landscaped with a large lawned area, bordered by flowers and shrubs and all well enclosed by fencing to maintain privacy. A paved pathway leads to a large store shed/workshop with both power and light points, side windows and scope to be a home office or gym if required.

### **Agents note**

The property benefits from: 1. 14 solar panels with optimisers plus 2 batteries 10.24kw. 2. MHVR (Mechanical vent and heat recovery system). 3. Full fibre broadband. 4. Alarm system. 5. Cat 'C' broadband points plus aerial sockets.

### **Services**

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

### **Outgoings**

Council tax band E - £3,454 payable for 2025/2026. Water and drainage rates are payable.

### **Viewing Arrangements**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455. Opening Hours Monday - Friday 9.00 am - 5.30 pm Saturday 9.00 am - 1.00 pm

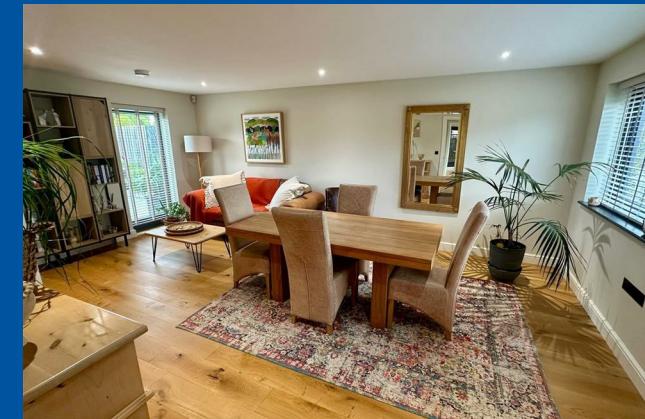
### **Directions**

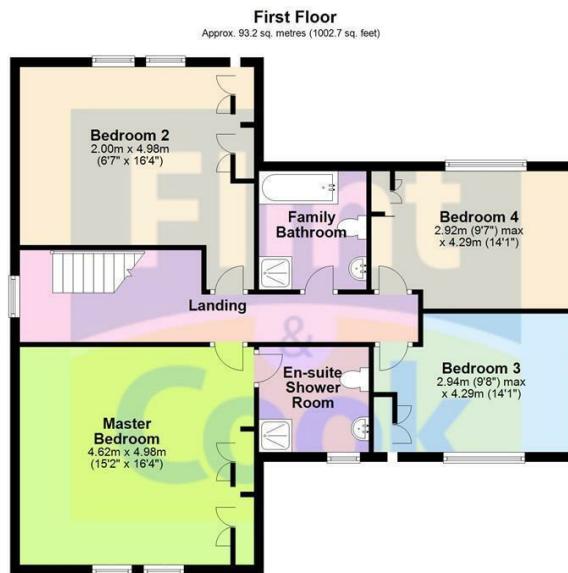
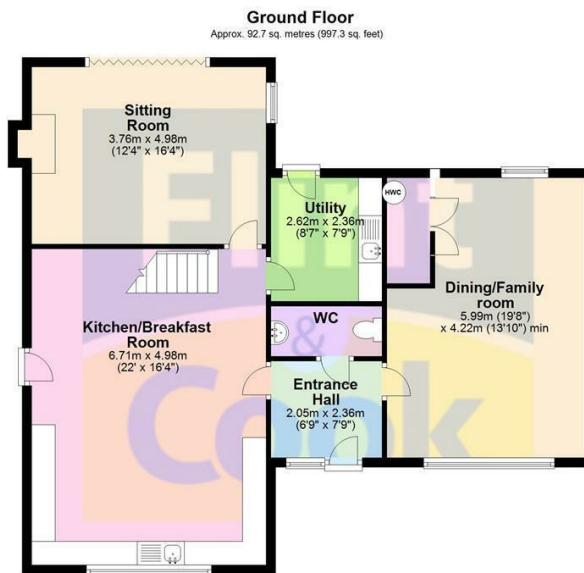
Proceed north out of Hereford city on the A49 turning left at the Starting Gate roundabout onto Roman Road. At the traffic lights proceed straight ahead and then take the first right to Burghill. The entrance to Pyefinch Meadow is on your right hand side opposite Burghill Valley Golf Club.

### **Money Laundering Regulations**

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

## **23 PYEFINCH MEADOW**





Total area: approx. 185.8 sq. metres (2000.0 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	83	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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