



## 12 POOL MEADOW

MUCH DEWCHURCH, HERFORD HR2 8BG

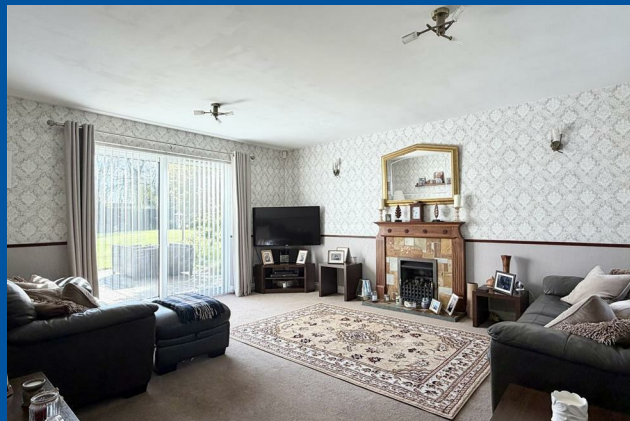
£490,000  
FREEHOLD

Situated in a peaceful village location overlooking a village green is this impressive 4 bedroom detached house with 4 reception rooms, kitchen, utility, 2 en-suites, detached double garage, beautiful landscaped gardens and a large tarmac driveway. A viewing is highly recommended.



# 12 POOL MEADOW

- Spacious detached house
- Double garage, driveway and good sized garden
- Popular village location
- Four bedrooms, three bathrooms
- Ideal family home
- Four receptions, utility & downstairs W/C



## Ground Floor

With canopy entrance porch and upvc door leading into the

### Entrance Hall

With wood effect flooring, radiator, ceiling light point, carpeted staircase leading to the first floor and doors into the

### Living Room

With fitted carpet, two radiators, double glazed window to the front aspect and double glazed sliding doors out to the rear, two wall lights, two ceiling light points and feature gas coal effect fireplace (lpg gas bottles).

### Dining Room

With wood effect flooring, ceiling light point, radiator and double glazed window out to the rear garden.

### Kitchen/Breakfast Room

Comprising fitted wall and base units with work surface space over and tiled splash backs, sink and drainer unit, four ring induction hob with electric oven and grill below and cooker hood over, integrated dishwasher, space for a drinks fridge, breakfast bar, radiator, two ceiling light points, double glazed window to the side, door into the dining room and double glazed doors out to the conservatory.

### Conservatory

With wood effect flooring, power points, ceiling light point, wall mounted electric heater, double glazed windows and doors out to the rear garden.

### Study

With wood effect flooring, radiator, ceiling light point and double glazed window to the front aspect.

## Utility Room

Comprising fitted work surface space with one base cupboard, sink and drainer unit, space and plumbing for a washing machine, space for a freestanding fridge/freezer, oil central heating boiler, wall mounted fuse box, space for coats and shoes, double glazed window to the front and door to the side aspect.

### Downstairs W/C

With low flush w/c, wash hand basin with tiled splash back, ceiling light point, radiator, double glazed window and wood effect flooring.

### First Floor Landing

With fitted carpet, radiator, ceiling light point, double glazed window, loft hatch with pull down ladder, airing cupboard housing the hot water cylinder and doors to

### Bedroom One with En-suite

A good sized main bedroom with fitted carpet, ceiling light point, radiator, ample space for wardrobes, door into the en-suite and double glazed window overlooking the rear garden with fantastic views of countryside beyond.

#### En-suite

A full suite comprising jacuzzi bath, fitted corner shower cubicle with mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage under, double glazed window and chrome heated towel rail.

### Bedroom Two with En-suite

With fitted carpet, ceiling light point, radiator, dual aspect double glazed windows to the front and side, a door then leads into the

#### En-suite shower room

Comprising a corner fitted shower cubicle with mains fitment

rainfall shower head over and panelled surround, low flush w/c, wash hand basin with storage under, radiator, double glazed window and wood effect flooring.

### **Bedroom Three**

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

### **Bedroom Four**

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

### **Shower Room**

Comprising a large walk in shower with panelled surround and mains fitment rainfall shower head over, low flush w/c, wash hand basin with storage below, part tiled surround, chrome heated towel rail and double glazed window.

### **Outside**

The property is approached over a large tarmac driveway providing ample off road parking with a good sized area of lawn enclosed by hedging, there is access to the double garage, side access gates and front door.

To the rear French doors from the conservatory and the sliding doors from the living room open out onto a good sized decked area perfect for entertaining, this process access to the side gate and the personal door to the rear of the garage. The remainder of the garden is laid to lawn with an additional patio area laid to decking for ease and low maintenance. There is an outside summerhouse with light and power points.

### **Double Garage**

With two up and over doors, light, power and personal door to the rear.

### **Directions**

From Hereford proceed South on the A49 towards Ross-on-Wye and at the top of Callow Hill fork right, as signposted Wormelow and Monmouth (A465). On entering Wormelow turn right, signposted Much Dewchurch and continue into the village and past the public house. On leaving the village, the entrance to Pool Meadow is on the right-hand side and the property is indicated by the Agent's FOR SALE board

### **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. Oil-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.

## **12 POOL MEADOW**





Total area: approx. 155.3 sq. metres (1671.4 sq. feet)  
12 Pool Meadow, Much Dewchurch, Hereford

**EPC Rating: D    HEREFORD Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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