



PRIMROSE COTTAGE EATON BISHOP

HEREFORD HR2 9QW

£585,000
FREEHOLD

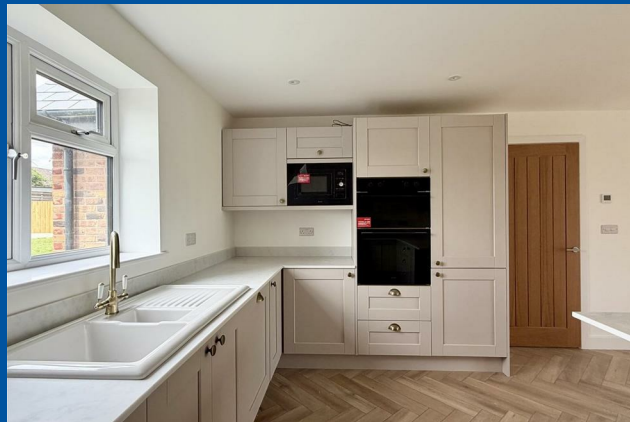
Newly constructed detached property pleasantly located on a small development of just three properties, in the popular village of Eaton Bishop which lies close to the historic Golden Valley and the River Wye just six miles south-west of the Cathedral City of Hereford.

Within Eaton Bishop there is a village hall, a Church and lovely walks on Honeybourne Common and the banks of the River Wye.



PRIMROSE COTTAGE EATON

- Newly constructed detached house
- Lovely village location
- 3 bedrooms (1 en-suite)
- Dressing room and bathroom
- Cottage-style design
- Highly energy efficient
- Garage and good-sized gardens
- Viewing highly recommended



Ground Floor

With entrance door leading into the

Entrance Hall

A spacious entrance hall with herringbone style flooring, recess spotlights, carpeted stairs leading up and doors into the

Lounge

A spacious light and airy living space with double glazed French doors opening out into the rear garden, a central ceiling light, two wall lights and open fireplace with brick surround, wooden mantle over and tiled hearth.

Dining Room/Study

A flexible space perfect for a home office, snug, playroom or as a more formal dining room with a central ceiling light and double glazed window to the front aspect.

Kitchen/Dining Room

A modern fitted kitchen comprising matte base and wall units, peninsula with breakfast bar, ceramic 1 1/2 bowl sink and drainer unit with mixer tap over, integrated appliances to include double oven, microwave four ring electric hob with extractor over, dishwasher and fridge/freezer. The kitchen area has herringbone style flooring which flows through to the dining area, a double glazed window to the front aspect and spotlights. From the dining area, double glazed French doors open out to the rear patio and there is a door leading into the garage.

Garage

With electric door to the front, light, power and door leading into the

Utility Room

With double glazed window and door to the rear aspect, space and plumbing for a washing machine and tumble dryer.

A staircase leads from the Entrance Hall to

First Floor Landing

A spacious first floor landing with dual aspect double glazed windows to the front and rear, fitted carpet, a useful storage cupboard and doors leading to

Bedroom 1

A spacious main bedroom with dual aspect double glazed windows to the front and side, central ceiling light, radiator, fitted carpet and ample space for wardrobes.

Bedroom 2

Another spacious double bedroom with built-in double wardrobe, fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect with views across the garden and neighbouring countryside.

Bedroom 3

Another spacious double which can be used as bedroom three or as a main bedroom to a principal suite with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and door leading into

Bedroom 4/Dressing Room

A flexible space that could be used as a fourth bedroom or utilised as a dressing room to a main bedroom with fitted carpet, two ceiling light points, double glazed window, ample space for wardrobes and a door leading into the

En-suite Shower Room

Comprising a large walk in shower with mains fitment rainfall shower head over and panelled surround, vanity wash hand basin with tiled splashback, low flush w/c, chrome heated towel rail, velux window and useful storage cupboard.

Family Bathroom

A full suite white suite comprising a corner walk in shower, panelled bath with part tiled surround, wash hand basin with storage below and additional storage and surface space to the side, low flush w/c, spotlights and double glazed window to the rear aspect.

Outside

To the rear there is a fantastic patio area perfect for entertaining with views over the neighbouring orchards, the remainder of the rear garden is laid to lawn and enclosed by a mix of walling and fencing. To the front there is a large tarmac driveway providing off road parking for many vehicles with a good sized area of lawn. There are useful side accesses to the rear.

Agents Note

1. The property is Architect Certified.

Directions

from Hereford proceed towards Abergavenny on the A465, just past Belmont Abbey turn right towards Clehonger. Continue into Clehonger on the B4349 and then take the B4352 towards Madley, turn right towards Eaton Bishop continue through Honeybourne Common for about half a mile where the property will be located on the righthand side.

Services

Mains water and electricity, private drainage system, air-sourced heating.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

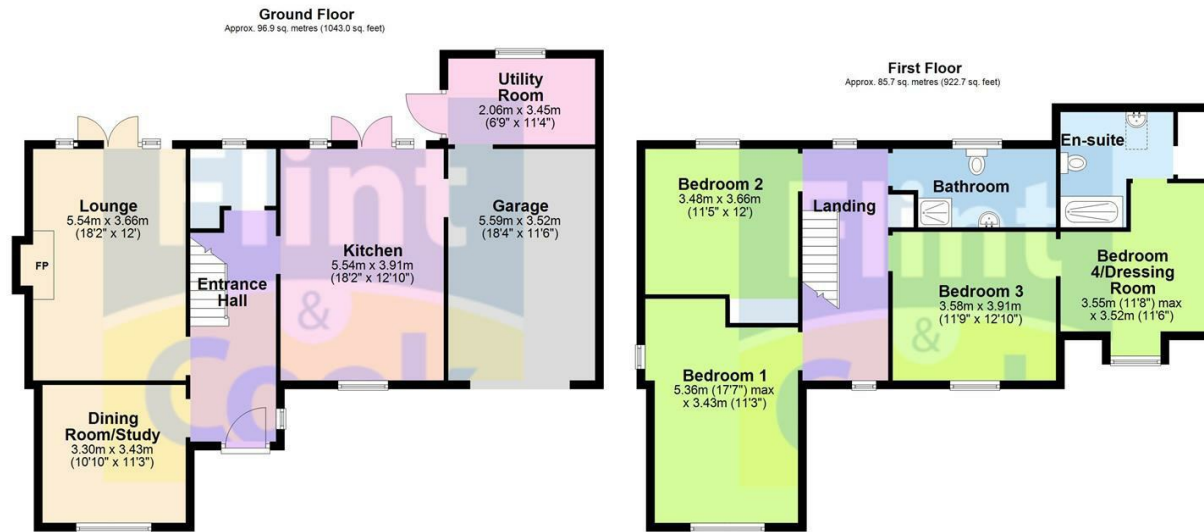
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Tenure & Possession

Freehold - vacant possession on completion.

PRIMROSE COTTAGE EATON





Total area: approx. 182.6 sq. metres (1965.7 sq. feet)



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

EPC Rating: Council Tax Band: **New Build**

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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