



9 PYEFINCH MEADOW BURGHILL, HEREFORD HR4 7SS

£399,950
FREEHOLD

Situated on this exclusive modern development in the popular village of Burghill, a modern three bedroom detached home offering ideal accommodation for families or those looking to downsize. The property benefits from air source, zone controlled under floor heating throughout with open plan living to the ground floor, three bedrooms with one en-suite & bathroom to the first floor with a good sized garden and large driveway. A viewing is highly recommended.



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- Zoned controlled under flooring heating throughout
- Three bedrooms, one en-suite
- Large driveway and good sized rear garden
- Popular village location
- Modern detached home
- Must be viewed!



Ground Floor

With canopy porch and composite entrance door leading into the

Entrance Hallway

With oak flooring, ample space for coat and shoe storage, recess spotlights, wall mounted fuse box, carpeted staircase leading to the first floor and oak doors leading into the

Downstairs W/C

With low flush w/c, vanity wash hand basin with tiled splash back, recess spotlights and extractor.

Kitchen

A modern fitted kitchen comprising high gloss matching wall and base units with ample work surface space over, 1 1/2 bowl sink and drainer unit, integrated appliances to include double electric oven and electric hob with cooker hood over, dishwasher, fridge/freezer and under counter space for washing machine. There is a large double glazed window to the front aspect, recess spotlights and central ceiling light point. A large opening flows into the living/dining room.

Lounge/Dining Room

A large open space with two sets of double French doors leading out to the rear garden with oak flooring, two ceiling light points and recess spotlights. A door then leads to the

Reception Room

Forming part of the original garage, a part conversion offering an additional reception room, snug, study or playroom with wood effect flooring, recess spotlights, cupboard housing the hot water system and door out to the rear garden.

First Floor Landing

With fitted carpet, recess spotlights, smoke alarm, loft hatch, airing cupboard housing the under floor heating manifold and doors to

Main Bedroom with En-suite

With fitted carpet, ceiling light point, double glazed window to the front aspect with fitted blinds, large built in wardrobe with hanging rail and shelving and a door leading into the En-suite shower room

Comprising corner walk in shower cubicle with mains fitment shower head and tiled surround, vanity wash hand basin with tiled splash back and illuminating mirror over, chrome heated towel rail, recess spotlights and tiled floor.

Bedroom Two

With fitted carpet, ceiling light point, double glazed window to the front aspect, useful built in wardrobe cupboard and useful storage cupboard over the stairs.

Bedroom Three

With fitted carpet, ceiling light point, double glazed window to the rear aspect and ample space for wardrobes.

Bathroom

A modern three piece white suite comprising panelled bath with tiled surround and mains fitment rainfall shower head over, low flush w/c, vanity wash hand basin with tiled splash back and illuminating mirror over, chrome heated towel rail, tiled floor, recess spotlights and double glazed window.

Outside

To the front there is a brick paviour and stoned driveway providing ample off road parking with side access gate leading to the rear and door leading to the front part of the garage. To the rear there is a low maintenance garden laid to patio and artificial turf enclosed by a mix of brick walling and fencing.

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.

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity, and drainage are connected. Zone controlled under floor heating. Air source heating.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Residential lettings & property management

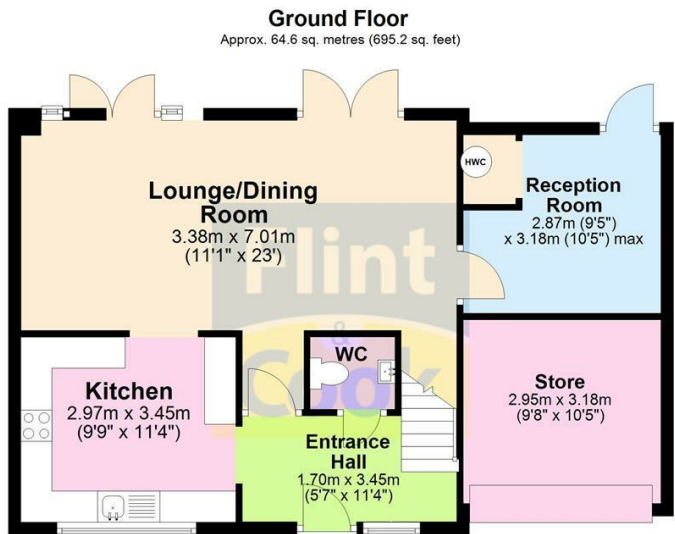
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

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Total area: approx. 109.1 sq. metres (1174.6 sq. feet)

EPC Rating: C **Council Tax Band: E**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		78	
(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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