

10 Pear Tree Close, Much Dewchurch, Hereford, HR2 8FL

Sunderlands
Residential Rural Commercial

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Summary of Features

- Detached bungalow
- Immaculately presented throughout
- Two double bedrooms
- Wrap-around garden
- Sought-after village location
- Must be viewed!

Offers Over £450,000

Located within Pear Tree Close, an exclusive private road comprising just 10 bungalows in the charming village of Much Dewchurch, this beautifully appointed modern home combines contemporary comfort with energy-efficient living. The property offers a spacious kitchen/dining room, ideal for both everyday family life and entertaining, alongside a separate generous lounge providing a welcoming space to relax and unwind. The property features two well-proportioned double bedrooms, both benefiting from fitted wardrobes that maximise storage while maintaining a sense of space and practicality. Air-source underfloor heating runs throughout the bungalow, creating a warm and comfortable environment while offering excellent energy efficiency and reduced running costs. Finished to a high standard, the property boasts quality fixtures and fittings throughout, enhancing its stylish yet inviting atmosphere. Whether you are looking to downsize, purchase your first bungalow, or simply embrace a quieter pace of life, this home offers an exceptional balance of luxury, convenience and practicality. Situated in the sought-after village of Much Dewchurch, residents can enjoy the tranquillity of rural living whilst remaining within easy reach of Hereford and its excellent range of amenities. This superb bungalow represents a rare opportunity to acquire a high-quality home in an attractive village setting.

Location

Much Dewchurch is a desirable Herefordshire village situated approximately seven miles south of Hereford, offering easy access to Hereford city as well as the market towns of Abergavenny, Monmouth and Ross-on-Wye. The village benefits from a parish church, public house and the Hereford Steiner Academy, while nearby Wormelow provides a village shop for everyday essentials. Surrounded by attractive countryside, the area offers excellent walking opportunities, including routes directly from the village into the scenic Mynde Estate.

Accomodation

In detail follows:

Ground floor

This well-presented detached bungalow offers spacious and contemporary accommodation throughout, featuring two generous double bedrooms and an abundance of natural light. The impressive kitchen/dining room is fitted with a range of stylish two-tone wall and base units with under-unit lighting, complemented by integrated Neff appliances including a double oven, microwave, five-ring induction hob and extractor hood. Additional integrated appliances include a fridge/freezer and dishwasher, alongside a single bowl sink. Triple aspect windows create a bright and airy atmosphere, making this an ideal space for both everyday living and entertaining. The spacious lounge enjoys dual aspect windows and patio doors opening onto the front garden, providing plenty of natural light and ample room for a variety of furnishings. A practical utility room offers an integrated washing machine, space for a tumble dryer, sink and drainer, together with a door providing access to the rear garden. Both double bedrooms benefit from fitted wardrobes and offer ample space for additional freestanding furniture. Completing the accommodation is a modern family bathroom, fitted with a walk-in shower, separate bath, wash hand basin, WC, a heated towel rail, and an obscured side aspect window.

Outside

The property enjoys beautifully landscaped gardens designed for ease of maintenance and outdoor enjoyment. To the front, an attractive sandstone patio provides an ideal space for al fresco dining and entertaining, complemented by neatly manicured lawns, well-stocked planted borders and established hedging that enhances the property's kerb appeal. The enclosed gardens continue around the bungalow, offering a private and secure setting with a combination of lawned areas and thoughtfully planted shrubs and young trees. The property also benefits from two outdoor power points, providing added convenience for garden maintenance, outdoor lighting and entertaining. A block paved driveway provides off-road parking for two vehicles, adding









practicality and convenience. The outdoor space perfectly complements the bungalow, providing a peaceful environment in which to relax and enjoy the surrounding countryside.

Services
Mains water, drainage and electric are supplied to the property.
Air source heating (underfloor) throughout.
The property benefits from an electric car charger fitted to the side.
Broadband speeds - Download 96.56 / Upload 30.72

Council tax
Herefordshire Council tax band - E

Tenure
Freehold

Directions
From Hereford, proceed south on the A49 towards Ross-on-Wye. After crossing Callow Hill, take the right-hand turning signposted for Wormelow, then take the left-hand turn towards Much Dewchurch. Continue through the village, where the private road serving Pear Tree Close will be found on the left-hand side. The property is situated within this exclusive development.

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.











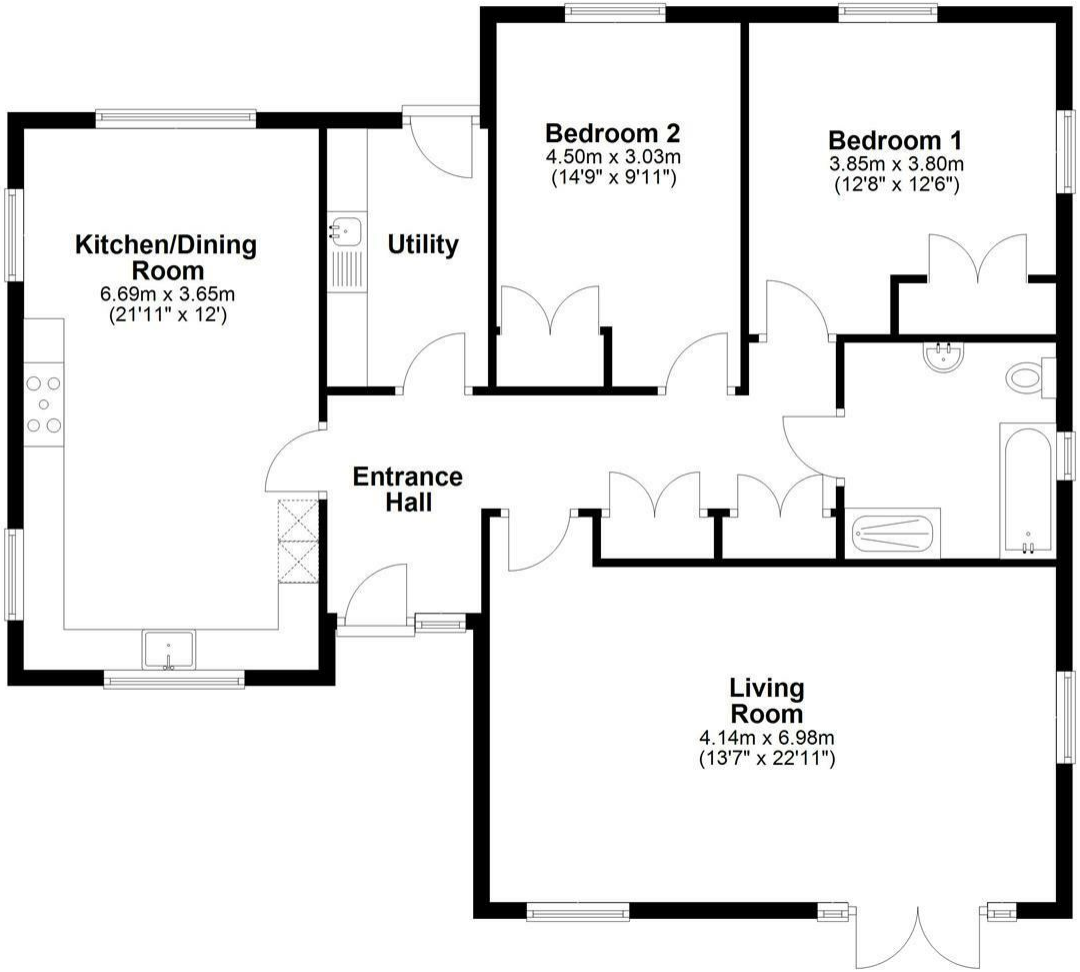







Ground Floor

Approx. 113.0 sq. metres (1216.1 sq. feet)



Sunderlands

Hereford Branch
Offa House, St Peters Square,
Hereford HR1 2PQ
Tel: 01432 356 161
Email:
hereford@sunderlands.co.uk

Hay-on-Wye Branch
3 Pavement House, The Pavement,
Hay on Wye, Herefordshire HR3 5BU
Tel: 01497 822 522
Email: hay@sunderlands.co.uk

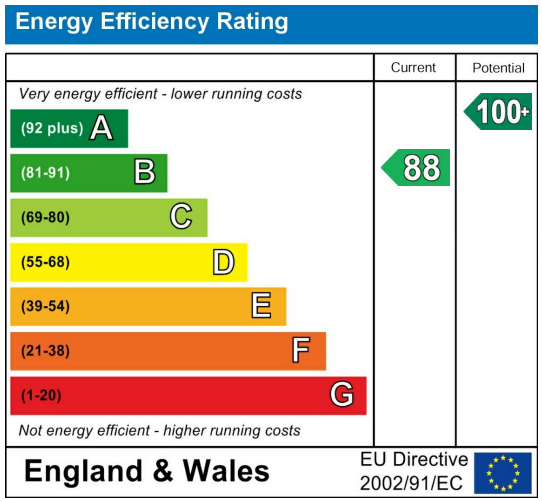
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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.