



34 Orchard Vale, Bartestree, Hereford, HR1 4FF



**Sunderlands**  
Residential Rural Commercial



**34 Orchard Vale  
Bartestree  
Hereford  
HR1 4FF**

### Summary of Features

- Detached family house built in 2018
- 5 bedrooms, 2 receptions, ensuite shower – d/glazing & gas c/h
- Set in a popular cul-de-sac on the outskirts of a much favoured village

**Asking Price £389,950**

This attractive looking home offers a deceptively spacious accommodation over two floors being ideal for a family. There is double glazing and gas central heating, and briefly comprises Reception Hall, Cloakroom, Two Reception rooms, Kitchen/Breakfast, Utility and to the First Floor, five Bedrooms with Family Bathroom and en-suite shower. There is parking and an integral garage as well as attractive gardens with views across the estate to wooded hills.

#### **Situation**

Bartestree lies approximately three and half miles east of Hereford being strategically well placed for Ledbury, Malvern and also Worcester. This well served village has a shop, school, public house, village hall with football pitches as well as a regular bus service into Hereford City Centre. There are also some delightful walks around the village.

#### **Accommodation**

##### **Canopy Porch**

With front door leading to –

##### **Reception Hall**

With fitted cupboards and radiator.

##### **Cloakroom**

WC low flush suite, face and hand wash basin.

##### **Sitting Room**

Having radiator, double glazed bay window to the front, double glazed window to the side with views across the estate to distant hills.

##### **Kitchen**

With a range of modern units to both base and eye level, work surface area with inset stainless-steel sink, fitted dishwasher, double oven with extractor over, five ring gas hob, fitted fridge/freezer, double glazed window to rear and radiator.

##### **Dining Room**

Having double glazed patio doors to rear, double glazed window, radiator.

##### **Utility**

Having matching units to both base and eye level, stainless steel sink and drainer sink unit, double glazed door to outside, radiator and door to garage.

#### **First Floor Landing**

With doors off to:

##### **Bedroom 1**

Being 'L' shaped, having two double glazed windows with view over the estate to wooded hillsides, radiator, door to –

##### **En-suite shower**

With wash basin, WC low flush suit, shower and double-glazed window.

##### **Bedroom 2**

Having two double glazed windows and radiator.

##### **Bedroom 3**

Having radiator with double glazed window to rear.

##### **Bedroom 4**

Having double glazed window to front with radiator.

##### **Bedroom 5/Study**

Having double glazed window to front and radiator.

##### **Bathroom**

Comprising of bath with shower over, WC low flush suite, wash basin, double glazed window

##### **Outside**

To the front there is a drive providing parking which also gives access to the garage which has an up and over door, power and light and pedestrian door to Utility. To the front garden there is an area of lawn with front hedge and a side access path with gate to the rear. The rear gardens are enclosed with close border fencing and quite private and comprise a patio area and lawn garden and there are views over the estate towards wooded hills.

##### **Services**

Mains water, electricity, drainage and gas.

##### **Fixtures & Fittings**

Sheds and blinds by separate negotiations.

##### **Tenure**

Freehold.







## Agents Note

There is a management company for the residential development called Management Green Belt and a service charge of £20 per month for maintenance of communal areas.

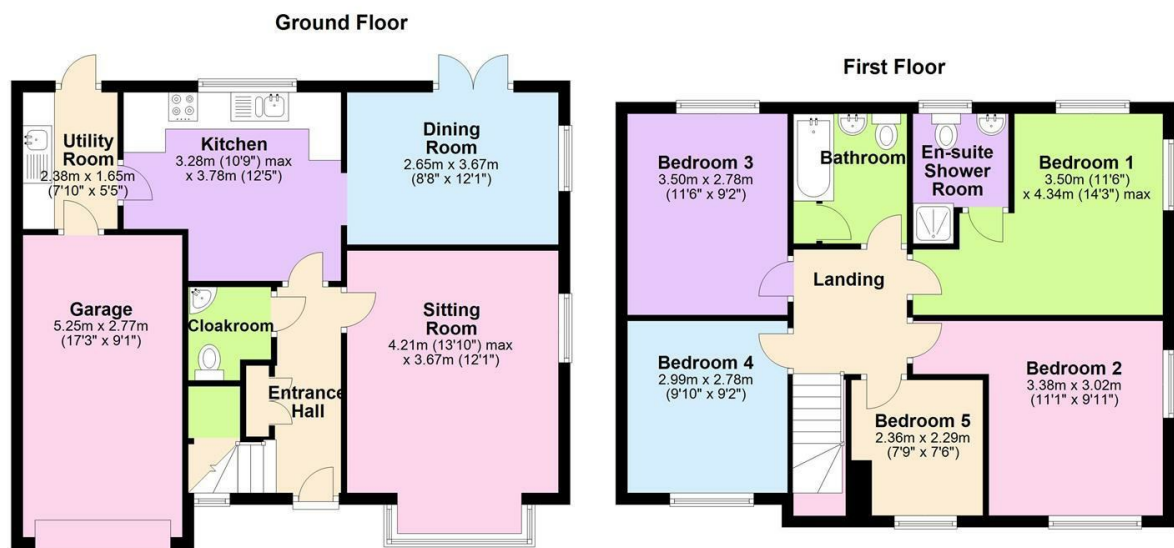
## Directions

Leave Hereford east on the A438 as if going towards Ledbury. Pass through the village of Lugwardine and up into Bartestree continuing through the village, passing the shop and the crossroads. Continue downhill where the right turn to Orchard Vale can be seen on the right-hand side. Take this turn and follow the road around and straight ahead the property will be seen on the right-hand side as directed by the Agent's For Sale sign.

## Anti-Money Laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance 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.

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>		
(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	



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