



Orchard Gardens  
Woolhope HR1 4RF

**SG** | **STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Orchard Gardens

## Woolhope HR1 4RF

£550,000

**NEWLY BUILT FOUR / FIVE BEDROOM DETACHED FAMILY HOME with LARGE OPEN PLAN MODERN KITCHEN / FAMILY ROOM having BIFOLDING DOORS to the PRIVATE REAR ENCLOSED GARDEN, LIVING ROOM, MASTER BEDROOM with EN-SUITE, TWO SEPARATE UTILITY ROOMS, INTEGRAL GARAGE and OFF ROAD PARKING, situated in a POPULAR VILLAGE LOCATION, all being offered with NO ONWARD CHAIN.**

Hereford offers a wide range of shops, restaurants and leisure activities within the town, centred around its beautiful cathedral in the heart of the city.

The area boasts stunning walks and views along the River Wye, alongside excellent local amenities including hospitals, doctors' surgeries and community centres.

Hereford also benefits from a train station with direct links to major cities such as Cardiff, Manchester, Birmingham, and London. Access to the motorway network is via junction 4 of the M50 at Ross-On-Wye or via junction 7 near Worcester.



Entrance via composite double glazed doors into:

### ENTRANCE HALL

Tiled flooring, understairs storage cupboard, inset ceiling lights, wooden door to:

### KITCHEN / DINING / FAMILY ROOM

32'63 x 12'96 (9.75m x 3.66m)

Range of base, wall and drawer mounted units, feature centre island with one and a half bowl single drainer sink unit with mixer tap over, cupboards below, breakfast bar, built-in oven and grill, five ring induction hob with extractor fan over, built in fridge / freezer, space for large table and seating area, bi folding and double UPVC doors to the rear garden.

### UTILITY

8'14 x 7'62 (2.44m x 2.13m)

Single bowl with single drainer sink unit, plumbing for washing machine, space for tumble dryer, base units, worktops, side aspect UPVC door with frosted UPVC windows.

### LIVING ROOM

12'20 x 9'75 (3.66m x 2.74m)

TV point, radiator, inset ceiling lights, front aspect UPVC double glazed window, door to:

### UTILITY

8'14 x 7'62 (2.44m x 2.13m)

Single bowl single drainer sink unit with mixer tap over, base units, low level WC, tiled flooring, inset ceiling lights, front aspect UPVC double glazed window, door into garage.

FROM THE ENTRANCE HALL, THE STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

Inset ceiling lights, door to airing cupboard and storage, door into:





## BEDROOM 1

**13'09 x 13'01 (4.19m x 3.99m)**

Radiator, double UPVC doors open out to a Juliet balcony overlooking the rear garden, wooden door to:

## EN-SUITE

Shower cubicle with fully tiled walls, corner wash hand basin, tiled splashback, low level WC, inset ceiling lights, extractor fan, wall mounted heated towel rail, side aspect frosted UPVC double glazed window.

## BEDROOM 2

**12'29 x 9'69 (3.66m x 2.74m)**

Radiator, inset ceiling lights, front aspect UPVC double glazed window.

## BEDROOM 3

**13'11 x 8'96 (4.24m x 2.44m)**

Radiator, rear aspect UPVC double glazed window over looking the garden.

## BEDROOM 4

**12'33 x 8'15 (3.66m x 2.44m )**

Radiator, front aspect UPVC double glazed window.

## BATHROOM

Low level WC, pedestal wash hand basin, panelled bath with shower over, partly tiled walls, tiled flooring, inset ceiling lights, extractor fan, side aspect frosted UPVC double glazed window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

## BEDROOM 5 / PLAYROOM / OFFICE

**22'55 x 19'88 max (6.71m x 5.79m max)**

Inset ceiling lights, radiator, roof light.

## OUTSIDE

A wooden gate gives access to a tarmac driveway, suitable for the off road parking of several vehicles, which in turn leads to the garage. The front of the property is enclosed by box hedging walling and fencing, laid to lawn with pathway to the front door. Wooden gates, via both sides, give access to the rear westerly facing garden which is laid to lawn, large patio seating area, all enclosed by fencing.

## **GARAGE**

**16'72 x 9'87 (4.88m x 2.74m)**

Accessed via electric up and over door, power and lighting, housing the Worcester boiler.

## **SERVICES**

Mains electric and drainage, treatment plant and LPG heating.

## **MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY**

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## **WATER RATES**

Welsh Water.

## **LOCAL AUTHORITY**

Council Tax Band: F

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## **TENURE**

Freehold.

## **VIEWING**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## **DIRECTIONS**

Leave High Street in Newent (GL18 1AN) and follow the B4221 towards Hereford. Continue for approximately 4 miles and, at the crossroads with the A449, go straight ahead onto the B4224 towards How Caple and Woolhope. Stay on the B4224, passing through How Caple and continuing towards Woolhope. As you enter Woolhope, follow the signs for the village centre and turn right into Orchard Gardens where the property can be found via our 'For Sale' board.





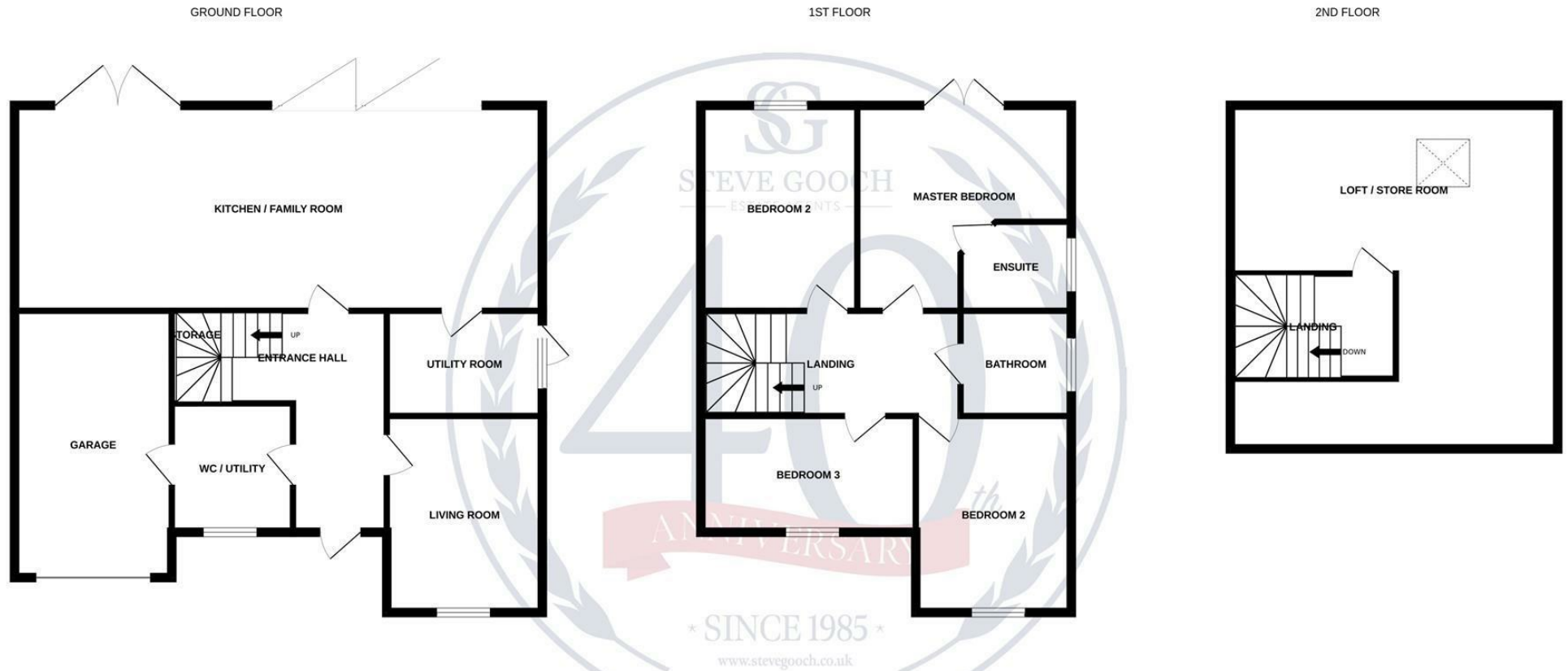
## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.





Measurements are approximate. Not to scale. Illustrative purposes only  
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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 84        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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