



Orchard House Kings Thorn, Herefordshire, HR2 8AW



Sunderlands
Residential Rural Commercial



**Orchard House Kings Thorn
Herefordshire
HR2 8AW**

Summary of Features

- Detached dormer bungalow
- Five bedrooms
- Spacious and flexible accommodation
- Requires some updating
- Sought after location
- No onward chain

Asking Price £350,000

Nestled in the charming village of Kingsthorpe, Herefordshire, this delightful detached dormer bungalow presents an excellent opportunity for those seeking a spacious family home in a sought-after location. Boasting five well-proportioned bedrooms, this property offers ample space for both relaxation and entertaining. The two inviting reception rooms provide a versatile layout, perfect for family gatherings or quiet evenings in. While the bungalow requires some updating, it is brimming with potential, allowing you to personalise the space to suit your tastes and lifestyle. The generous accommodation ensures that every member of the family can enjoy their own space, making it an ideal choice for those looking to settle down in a peaceful community. Additionally, the property benefits from parking for two vehicles, ensuring convenience for residents and guests alike. With no onward chain, you can look forward to a smooth transition into your new home.

Location

Wrigglebrook Lane can be found within the Kingsthorpe area just five miles south of Hereford centre. This highly sought after location is popular for those looking for easy access into both Hereford and Ross-on-Wye, the nearest main facilities being Hereford which provides schooling, shopping and leisure facilities. In the neighbouring village of Much Birch there is a doctors surgery, church, public house and primary school. The popular Steiner School is also within easy commute. A lovely feature of this area are the delightful rural walks around a network of green lanes and footpaths offering miles of exploring.

Accommodation

The accommodation comprises: Entrance hall, living room, dining room, kitchen, utility, three ground floor bedrooms, bathroom and two first floor bedrooms.

Entrance hall

The entrance hall serves as a central hub of the home, welcoming you in and offering immediate access to all the main ground floor rooms. It creates a natural flow throughout the property, while a staircase rises to the first floor.

Living room

The living room is spacious and bright, featuring a large front-aspect window that allows plenty of natural light.

It comfortably accommodates sizeable furniture, making it ideal for relaxing or entertaining.

Dining room

The dining area sits centrally between the living room and kitchen, creating a seamless flow for entertaining. It acts as a social hub, connecting the relaxed comfort of the living room with the functionality of the kitchen. A rear aspect window brings in natural light and offers a pleasant view, enhancing the inviting atmosphere.

Kitchen

The kitchen is fitted with a range of matching wall and base units providing ample storage, along with a sink drainer unit positioned beneath a rear aspect window for natural light. It features a gas hob powered by LPG bottle gas, an electric oven, and designated spaces for white goods such as a fridge and washing machine.

Utility

The utility room is directly connected to the kitchen, allowing for convenient access between the two spaces. It also features a door leading to the rear garden, making it easy to manage outdoor tasks. The room offers extra space for additional storage and the installation of further white goods, such as dryer or freezer.

Bedroom one

Bedroom one is a double bedroom located at the front of the property, featuring a large window that faces the front, allowing plenty of natural light.

Bedroom two

Bedroom two is located at the rear of the property and is another spacious double room, featuring a window that overlooks the rear garden.

Bedroom three

Bedroom three is a compact double room located between bedrooms one and two. It features a fitted wardrobe and a window facing the side of the property.

Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with an overhead shower, a low-level WC, and a wash hand basin.

First floor





Bedrooms four & five

Bedrooms four and five are spacious double bedrooms, each featuring convenient eaves storage and windows that provide natural light from the side aspect.

Outside

The front of the property offers convenient parking space for a couple of vehicles, making it easy for residents and guests to park. From the parking area, steps rise towards the front entrance of the property, creating a welcoming pathway. The front garden is beautifully landscaped, laid to a lush green lawn, and bordered by vibrant flower beds. These borders are thoughtfully planted with a variety of colorful flowers, adding a charming and inviting touch to the overall appearance. The garden is further enhanced by the presence of mature trees, which provide shade, privacy, and a sense of tranquility, contributing to the peaceful ambiance of the property. The rear garden is divided into two distinct sections, offering both relaxation and entertainment options. Immediately beyond the house, there is a spacious decked area, ideal for hosting guests or enjoying outdoor meals, offering the perfect space for social gatherings. The decked area is easily accessible from the house, providing seamless indoor-outdoor living. A set of steps leads from the deck up to the second section of the rear garden, which is laid to lawn, offering an open, green space ideal for recreational activities or simply unwinding in the fresh air. Like the front garden, the rear is also surrounded by mature trees, creating a serene and private environment, and enhancing the garden’s natural beauty.

Services

We understand mains electric is connected to the property.
Water is supplied to the property via a private connection.
Drainage private septic tank.
Oil fired central heating.

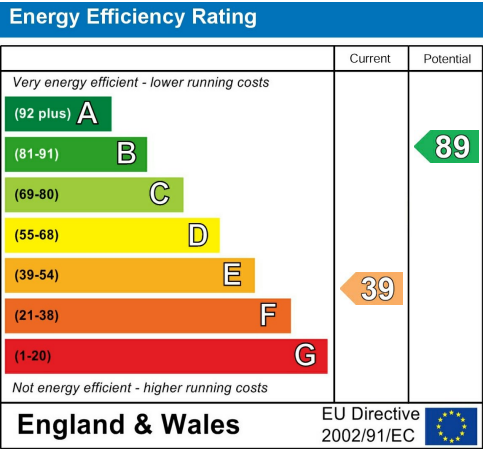
Herefordshire council tax band - D

Tenure - Freehold



Directions

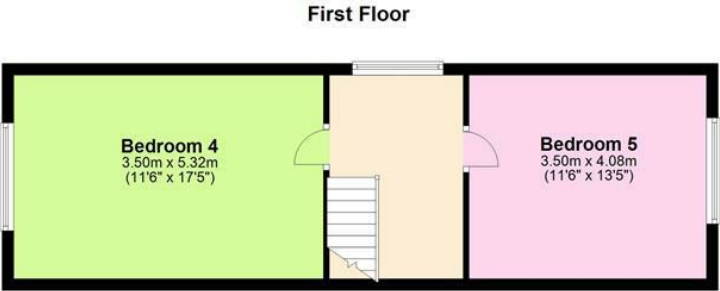
From Hereford, head south on the A49 and exit the city. Continue for 4 miles, then turn left at the top of the Callow, following signs for Kingsthorne. Continue for ¾ of a mile, then turn left opposite a bus stop into The Thorn. Take the first right into Wrigglebrook Lane, where the property can be found approximately a few hundred yards the left-hand side. What3words - ///loss.cackling.herb



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Total area: approx. 144.7 sq. metres (1557.5 sq. feet)

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. Sunderland's 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.