





2 THE FAIRWAYS

BURGHILL, HEREFORD HR4 7RF

Asking Price £445,000

FREEHOLD

Peacefully situated in one of Herefordshire's most highly sought-after village locations, an impressive 3 bedroom detached house offering ideal family/retirement accommodation. The property has the added benefit of gas central heating, luxury kitchen and bathrooms, ample off-road parking, garage, good sized private rear garden and to fully appreciate this property we strongly recommend an internal inspection. Hereford City Centre is within easy reach but there is also an excellent range of village amenities in Burghill including popular primary school, public house, golf course, church, countryside walks and daily bus service.

Flint & Cook

2 THE FAIRWAYS

• Highly sought after village location • Impressive 3 bedroom detached house • Luxury kitchen and bathrooms • Good sized private rear garden • Ideal for family or retirement • Must be viewed





In more detail the impressive accommodation comprises

Entrance door through to

Entrance Porch
With flagstone floor, electric lights, storage space and door through to

Reception Hall
With carpeted staircase to the first floor, recessed spotlighting, underfloor heating, feature flooring and door to

Downstairs Cloakroom
With low flush WC, pedestal wash hand basin with splashback, recessed spotlighting, extractor fan and feature flooring with underfloor heating.

Impressive Open Plan L-shaped Kitchen/Living Room
Kitchen area - with extensive range of wall and base cupboards, ample granite worksurfaces, large central workstation/breakfast bar with storage below, under cupboard lighting, built-in Bosch double oven and five ring induction hob with splashback and cooker hood over, built-in dishwasher, space for upright fridge/freezer, 1½ bowl sink unit with washer style mixer tap over, large double glazed window to the front aspect with vertical blinds, recessed spotlighting and feature flooring with underfloor heating.
Living area - a light and airy space with feature flooring with underfloor heating, large understairs store cupboard and two sets of double glazed double doors opening onto the rear patio and garden.

Utility Room
With base cupboard with granite worksurface over and single bowl sink unit and mixer tap, space and plumbing for washing machine, eye level store cupboard, feature flooring with underfloor heating, coat hooks, recessed spotlighting and extractor fan.

First Floor Landing
With fitted carpet, large access hatch to loft space with pull down ladder, radiator and door to

Bedroom 1
With fitted carpet, radiator, space for wardrobes, double glazed window enjoying a fine outlook to the rear and door to

Ensuite Shower Room
With large shower with glazed sliding door, pedestal wash hand basin with splashback, touch light mirror and shaver light over, low flush WC, mirror fronted medicine cabinet, ladder style towel rail/radiator, recess spotlighting and extractor fan.

Bedroom 2
With fitted carpet, radiator and double glazed window to the front aspect.

Bedroom 3
With fitted carpet, radiator, double glazed window to the front aspect and built-in single wardrobe with hanging rails.

Bathroom

With suite comprising bath with hand grips, shower unit over and glazed screen, pedestal wash hand basin with splashback, touch-light mirror and shaver socket over, low flush WC, double glazed window with blind, ladder style towel rail/radiator, recessed spotlighting, extractor fan and feature flooring.

Outside

To the front of the property there is a good sized lawned garden with large resin driveway to the side providing ample off-road parking and leading to

GARAGE with remote controlled roller door, power and light points, ample storage space and personnel door to the rear garden.

To the immediate rear of the property there is an extensive paved patio area providing the perfect entertaining space and as the rear garden faces west it is a real sun trap. The rear garden is mainly laid to lawn and is enclosed by fencing for privacy with outside lighting, water tap and access to the rear can be gained via both sides of the property.

Property Services

Mains water, electricity, gas and drainage are connected. Gas central heating.

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford City along Whitecross Road taking the third exit at the Whitecross Roundabout onto Three Elms Road. At the traffic lights turn left then first right signposted to Burghill. On entering the village of Burghill turn left just before the golf course and after approximately 250 yards turn right into The Fairways.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

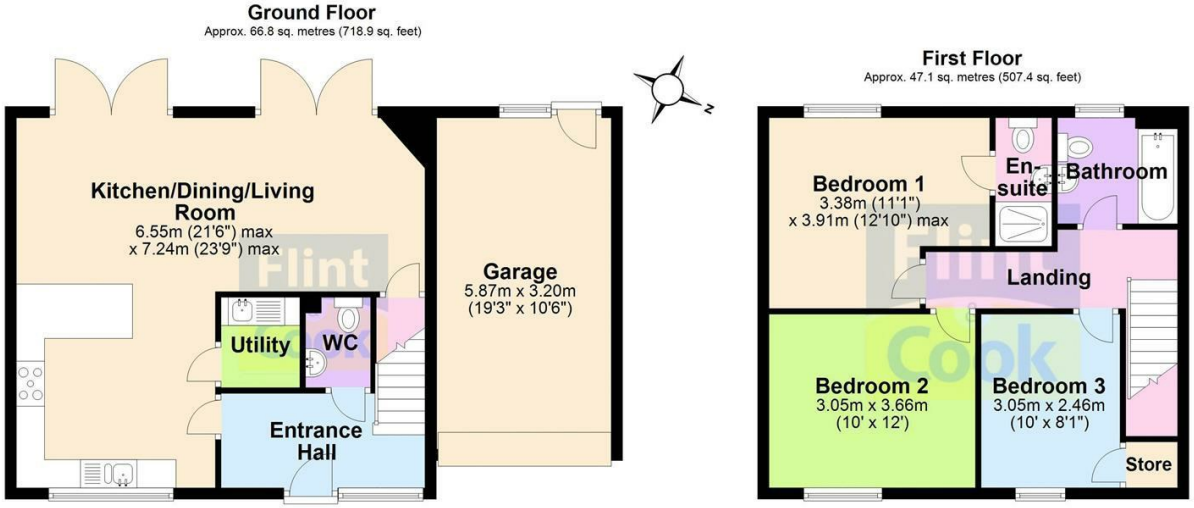
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

2 THE FAIRWAYS





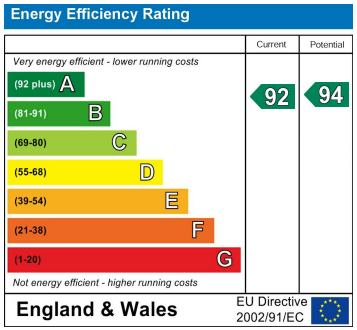




Total area: approx. 113.9 sq. metres (1226.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.





EPC Rating: A Hereford Council Tax Band: D

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk