

FOR
SALE



21 Orchard Close, Bodenham, Hereford HR1 3JJ

£297,500 - Freehold

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PROPERTY SUMMARY

Pleasantly situated in a cul-de-sac position in a popular village location, a spacious modern detached house with an open front aspect, 4 bedrooms, 2 reception rooms, gas central heating, double-glazing, garage and parking.

POINTS OF INTEREST

- *Spacious modern detached house*
- *Cul-de-sac, open front aspect*
- *Popular village north of Hereford*
- *2 Reception rooms, 4 bedrooms*
- *Gas central heating, double-glazing*
- *Garage and parking*



ROOM DESCRIPTIONS

Canopy Porch

with double-glazed front door to

Entrance Hall

Double radiator, room thermostat and wood-effect flooring.

Cloakroom

Wash hand basin with mixer tap, low-level WC, half-tiled walls, radiator and wood-effect flooring.

Lounge

Wide double-glazed window with pleasant open front outlook, recessed log-effect gas fire with remote control, double radiator, TV aerial, useful understairs storage cupboard and carpet.

Open-plan kitchen/dining room

A modern contemporary fitted kitchen with contrasting wall and base units with ample work surface space, breakfast bar, integrated dishwasher, double oven and 5 ring hob with extractor over. Single drainer sink unit with mixer tap inset into worktop, space for washing machine and freestanding fridge/freezer. Recess spotlights, double radiator, wooden flooring, two double glazed windows overlooking the rear garden and double-glazed door to rear garden.

First Floor Landing

Trap to roof storage space, carpet (also fitted to staircase), two built-in wardrobes with shelving and hanging rails, cupboard housing Worcester wall mounted gas-fired combination boiler providing heating and instant hot water.

Bedroom 1

Double radiator, carpet and double-glazed window with open front aspect.

Bedroom 2

Carpet, double radiator and double-glazed window with pleasant outlook over rear garden.

Bedroom 3

Double radiator, carpet and double-glazed window with rear outlook.

Bedroom 4

Radiator, carpet and double-glazed window with outlook on to open green.

Bathroom

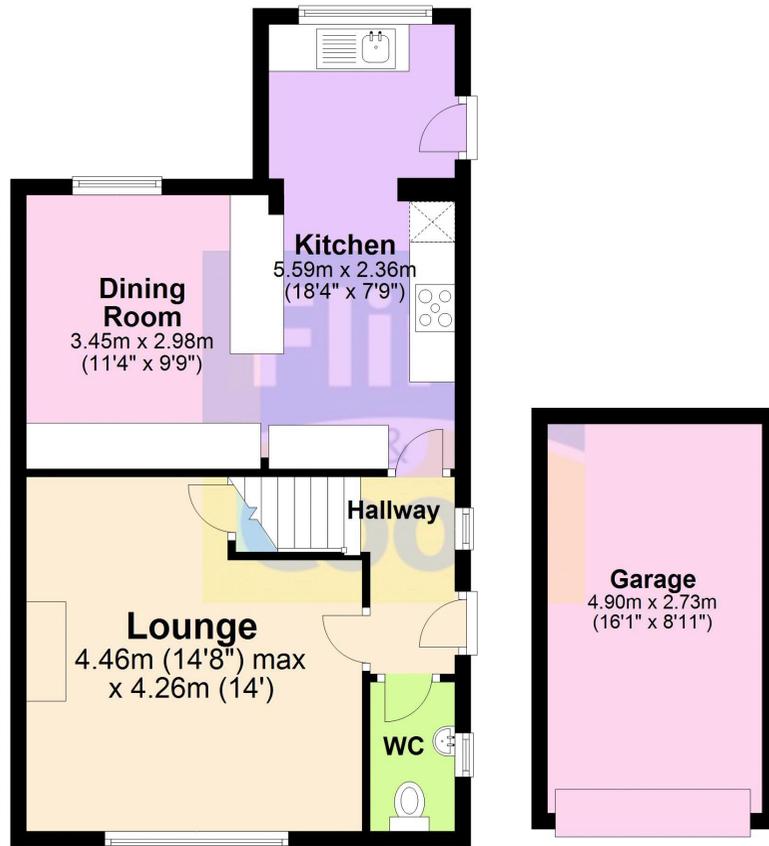
White suite including panelled jacuzzi bath with overhead mains shower fitment and screen, wash hand basin with mixer tap and low-level WC, fully-tiled walls, ladder-style radiator, sunken ceiling lights and tiled flooring.

Outside

There is a long tarmac approach driveway with adjoining gravel covered hardstanding providing ample parking space for several cars and access to the detached garage with up and over door, power, light and overhead storage. Outside lighting. Outside meter cupboard. Garden tap. The open front garden is down to gravel for ease of maintenance and to provide the additional car parking space. The rear garden is fully enclosed by panel fencing and includes a paved patio and lawn. There is separate gated access to the rear garden from both sides of the house.

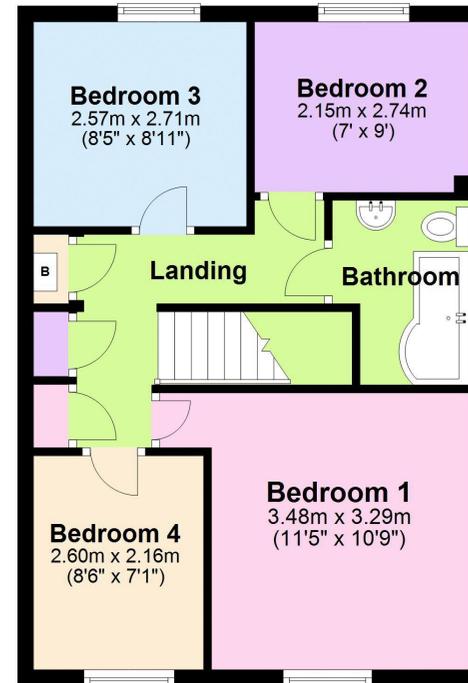
Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



First Floor

Approx. 0.9 sq. metres (9.3 sq. feet)



Total area: approx. 62.8 sq. metres (676.5 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	71	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			