

3 ORCHID CLOSE

£400,000



“A beautiful, modern family home”

Hereford, Herefordshire

No 3 Orchid Close is a beautiful, 4-bedroom home with thoughtful details, occupying a prime location at the front of Elgar Place, the latest Taylor Wimpey development in Hereford. It overlooks an open, green space with views to the Black Mountains and benefits from convenient links to the city.

- Sociable kitchen dining area
- Utility room
- Fitted bedroom wardrobes
- Prime, front location
- French doors leading to garden
- En-suite
- Single garage and double parking
- NHBC warranty



Elgar Place is perfect for families needing more space, professionals seeking an easy commute, and downsizers searching for an ideal home, offering the best of both worlds: with a balance of urban convenience yet on the fringes of beautiful countryside.

Upon entering, you are greeted by a spacious reception hall featuring two storage cupboards, essential for a modern family, and a large cloakroom, with a WC and wash hand basin. The front sitting room features stylish wall paneling and a modern electric fire beneath a mantel piece, which serves as a focal point for the room. The front-facing window overlooks a large, green space and floods the room with light.

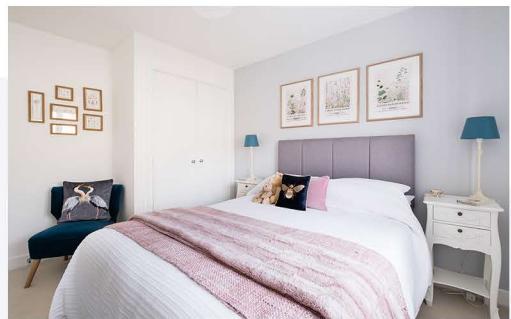
The kitchen-breakfast room offers a wonderful space in which to entertain and congregate with the family at mealtimes, being amply large to fit a dining table. A set of French doors open out from the dining area into the rear patio and garden. The kitchen features a stylish design with tiled splashbacks and cornices and comes fully-equipped with appliances such as a waist-height oven, counter-top hob, overhead extractor fan and built-in fridge-freezer and dishwasher. There is a door to the side leading through to the useful utility room containing the home's white goods and laundry.

Upstairs, the attractive landing provides access to the loft. The first floor comprises a master suite with an ensuite shower room, built-in wardrobes and a view over the front green and across to the Black Mountains, beyond. There are a further three bedrooms, one with additional built-in storage, one currently used as a home office and another as a dressing room. A family bathroom completes the upstairs accommodation.



Outside: As you approach the property, a tandem driveway provides space for two cars and leads to the side garden and a garage. For added convenience, the current owners have installed an electric garage door. To the front, the property features flower borders and a patio area for bin collection. To the rear, the vendors have installed an all-weather canopy and neatly landscaped the garden with a lawn and decorative flower borders that sweep behind the garage, creating a lovely private garden. There is also a pretty garden shed and raised, timber seating area on which to enjoy the sun.





Area: Elgar Place is located in Holmer on the north fringes of Hereford and benefits from the convenient amenities of the city as well as easy access to the neighbouring countryside and rural walks. There is a public house, supermarket and convenience store within easy walking distance. Additional shops, services and a secondary school are also a walk away in nearby Whitecross. Hereford city centre is also walkable or a short drive or bus journey away.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Central heating; Gas
Services:	Mains electricity, water and drainage.
Services charges:	£303.20pa
Flood Risk:	Very low risk***
Covenants:	None known
Broadband:	Yes** (Ultrafast up to 1800Mbps)
Mobile:	Yes, coverage available**

* correct as of instruction date

** Source: Ofcom

*** Gov.uk flood risk checker



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.