



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



## Orchard View, Burmarsh, Sutton St Nicholas, Hereford, HR1 3BW

*'Exceptional in terms of its overall size and proportions, a detached bungalow, set on the edge of a hamlet, approximately five miles north of Hereford City centre. Centrally heated and double glazed, the extensive accommodation includes four/five bedrooms together with driveway, parking, useful garage and garden areas on three sides.'*

**£575,000 (Freehold)**

Residential Sales and Lettings

# Orchard View, Burmarsh, Sutton St Nicholas, Hereford, HR1 3BW

## LOCATION

Orchard View is located on the edge of Burmarsh and on two sides adjoins agricultural land. The neighbouring villages of Sutton St Nicholas and Marden, combined offer churches, primary schools, village halls and a public house. The City of Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

## DESCRIPTION

Built about thirty years ago Orchard View is unique in terms of the overall level of accommodation it offers and the excellent room dimensions. The property is centrally heated and double glazed, it has the benefit of solar panels with a feed -in tariff and a garden area together with garage and parking facilities. In more detail the accommodation comprises:

### ON THE GROUND FLOOR ONLY:

#### Enclosed Entrance Porch

2.13m (7'0) x 1.7m (5'7)

With a double glazed window overlooking the front garden area and approached through a pair of leaded double glazed doors, ceramic floor tiles and with a composite door with double glazed upper panels with adjacent double glazed windows to:

#### The Principal Reception Hall

5.97m (19'7) x 1.68m (5'6)

With radiator, wood grain effect flooring, a 3'6 wide opening to inner hall, thermostat and having doors with glazed upper panels to the kitchen/dining room and the:

#### Splendid Sitting Room

5.99m (19'8) x 5.36m (17'7)

With a double glazed bow window area to the front, double glazed window to the side, radiator and stone fire surround with wooden mantel over, extending to television and video shelf. Two radiators.



#### The Family Kitchen/Dining Room

7.09m (23'3) x 7.06m (23'2)

A fine open plan room which in parts comprises:



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## Kitchen Area

7.06m (23'2) x 3.96m (13'0) (maximum)

With a double glazed window to the rear, television point, radiator and extensively fitted with oak fronted base cupboard and drawer units with roll edged working surfaces over, tiled surrounds and matching eye level cabinets. Central island with cupboards below and wood block working surfaces over. Single drainer stainless steel sink unit with mixer tap, recess with plumbing for dishwasher, double electric oven with microwave unit over, four ring ceramic hob with cooker hood above and radiator. Door with glazed upper panels to the utility room and with a 13' wide opening to the:



## The Utility Room

2.97m (9'9) x 2.77m (9'1)

With a 1½ bowl single drainer sink unit with mixer tap, fitted working surface with tiled surrounds, cupboard below and with plumbing for washing machine. Further fitted working surface with recess for appliance, double eye level cabinet, double glazed door to rear, window to side and with a door to a broom cupboard.



## Dining/Breakfast Area

4.17m (13'8) x 2.97m (9'9)

With Bifold double glazed doors opening to and overlooking the side garden. Radiator and with wood grain effect flooring.



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## Inner Hall

5.69m (18'8) x 1.04m (3'5) (plus recesses)

With a continuation of the wood effect flooring, radiator, door to a 5' x 2'10 BOILER CUPBOARD in which is housed the pressurized boiler and the solar panel control unit. Doors to bedrooms, bathroom and:

## Cloakroom

With low level wc, pedestal wash basin with mixer tap and radiator.

## Bedroom 1

5.87m (19'3) x 3.76m (12'4)

With a double glazed window to the rear, radiator and having two sets of recessed built-in wardrobe cupboards with hanging rails and storage shelving and with a door to:

## En-Suite Bathroom

2.97m (9'9) x 2.26m (7'5)

With a 5' long bath with mixer tap and shower boarded surround which continues around the shower cubicle area with well in floor and thermostatically controlled twin head shower unit, vanity wash basin with mixer tap and cupboards below together with a low level wc. Double glazed window, radiator and sunken ceiling lights including extractor unit.



## Bedroom 2

4.78m (15'8) x 3.78m (12'5)

With a double glazed window to the front overlooking hedgerows to tree lined rising countryside in the far distance. Radiator and with two sets of recessed wardrobe cupboards provided with hanging rails and storage shelving.

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### Bedroom 3

2.36m (7'9) x 4.09m (13'5) (15'8 maximum)

With a double glazed window enjoying the view to the front, radiator and wardrobe cupboard with hanging rail and storage shelf.



### Bedroom 4

2.36m (7'9) x 4.09m (13'5) (15'8 maximum)

Again having a double glazed window to the front, radiator and double wardrobe cupboard with hanging rail and storage shelf.

### Bedroom 5/Study

3.61m (11'10) x 2.72m (8'11)

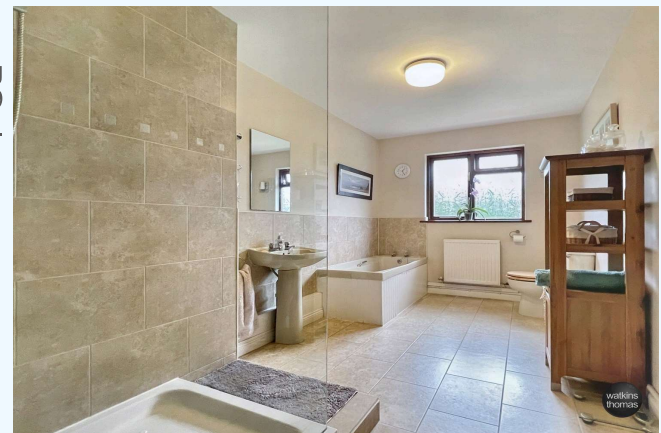
With a double glazed window to the rear, radiator and wood grain flooring.



### The Shower Room

4.67m (15'4) x 2.36m (7'9)

Exceptional in terms of space and with a suite comprising bath with tiled surround, pedestal wash basin, 3'10 x 2'9 shower cubicle with electric shower unit and low level wc. Double glazed window, radiator and feature floor tiles.



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### OUTSIDE:

The property has the benefit of a long tarmac driveway which runs to an extensive pebble car parking/turning area. The driveway runs to the GARAGE (25'6 x 15'5) with an up and over door to the front, windows to the side, Trannery unit for panel heating and with a door to THE BOILER ROOM/STORE (19'11 x 7'6) with a window to the side, door to the rear and floor mounted gas fired boiler which provides central heating and domestic hot water.

To the left of the driveway there are paved stepping stones through a pebble area with a hedge border which runs to the rear garden. At the front of the property there is a dwarf wall with a planted border over and two steps rise to the lawn gardens which swing from the front of the property, around the side and across the rear. There are stepping stones across the lawn, an archway with climbing plants over, pebble bed and planted flower border. At the side of the residence there is a paved patio area/sun terrace which runs for the depth of the property and across the rear. At the rear there are paving stones through a pebble area with a low brick wall with coping stones over and a further lawn garden. Boundaries are formed in evergreen hedging.



### COUNCIL TAX BAND E

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

## **Orchard View, Burmarsh, Sutton St Nicholas, Hereford, HR1 3BW**

### **SERVICES**

It is understood that mains electricity and water services are connected to the property. Drainage is to a private system. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

### **VIEWING**

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

### **DIRECTIONAL NOTE**

From central Hereford proceed north along Commercial Road and follow through into Aylestone Hill towards the outskirts of the City. At the roundabout on the outskirts of the City continue over and in the direction of Sutton St Nicholas and travel for about three miles passing through the village of Sutton St Nicholas and take the left hand turning signposted Burmarsh. After half a mile and on the far side of the village turn right into the lane by the 'milk churn'. The property will be identified at the end of a private drive.

### **FOR FURTHER INFORMATION**

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit [www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

**27th April 2024**  
ID38243

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## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



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## FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

