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34 Burdon Drive, Bartestree, Hereford, HR1 4DL

Located in a village to the east of Hereford, a three bedroom centrally heated and double glazed semi detached home with large conservatory addition, which opens to and overlooks the private south facing gardens. There is a ground floor extension to the side and the property is provided with parking at the front.

£275,000 (Freehold)

Residential Sales

34 Burdon Drive, Bartestree, Hereford, HR1 4DL

LOCATION

Bartestree is a sought after village, set about three miles east of the Cathedral city of Hereford. Bartestree and Lugwardine, the neighbouring village, combined offer a wide range of amenities including primary and secondary schools, a Church, community hall, village store and public houses. Hereford as a whole offers a wider range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

34 Burdon Drive is an established semi detached house which is well presented and has a side extension providing hallway, cloak and utility room, there is a separate conservatory addition at the rear which opens to and overlooks the fine rear garden. This comfortable family home also offers a sitting room, together with a fitted kitchen/dining room and on the first floor there are three bedrooms and a bathroom. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Hall

3.96m (13') x 1.07m (3'6) (widening to 7' 5)

L shaped in plan and approached through a leaded double glazed door, access hatch to loft space, radiator and with doors to the utility room and cloakroom, the kitchen/dining room, stair way to the first floor, second radiator and door to the;



Sitting Room

4.57m (15') x 3.76m (12'4)

With a double glazed window to the front, radiator and attractive stone fire surround with hearth and living flame gas fire. Radiator.



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Kitchen/Dining Room

4.5m (14'9) x 2.92m (9'7) (12' 9 maximum)

With bifold doors to the rear, double glazed window to the conservatory and with an extensive range of fitted base cupboards and drawer units with soft close doors. Wood grain effect working surfaces over, attractive tiled surrounds and with matching eye level cabinets. Single drainer stainless steel sink unit with mixer tap and drainer, recess for range style cooker, with hob over, space for an upright fridge/freezer, wood grain effect flooring, radiator, spotlight tracking and with bifold doors to the;



Conservatory

3.96m (13') x 2.87m (9'5)

With double glazed elevations off a masonry base with wood grain effect flooring and wall light point.



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Utility Room

3.1m (10'2) x 2.06m (6'9)

With a double glazed window to the rear and with a single drainer sink unit with mixer tap, fitted base cupboards with working surface over, tiled surrounds and recess with plumbing for washing machine. Radiator and wood grain effect flooring.



Cloakroom

3.05m (10') x .97m (3'2)

With shower cubicle with shower boarded walls and thermostatically controlled shower unit, low level WC and vanity wash basin with a tiled course over. Extractor unit, radiator and continuation of the wood grain effect flooring.

Cloaks Cupboard

With hanging rail and storage shelving.

ON THE FIRST FLOOR:

Landing

With doors to;

Bedroom 1

3.81m (12'6) x 2.57m (8'5) (plus door recess)

With a double glazed window to the front and radiator.



Bedroom 2

3m (9'10) x 2.46m (8'1) (plus door recess)

With a double glazed window to the rear, radiator and door to boiler cupboard in which is housed the wall mounted gas fired boiler which provides central heating and domestic hot water.



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Bedroom 3

2.06m (6'9) x 1.88m (6'2)

With a double glazed window to the front. Radiator.



Bathroom

2.13m (7') x 1.93m (6'4)

With white suite comprising bath with thermostatically controlled shower unit over, pedestal wash basin and low level WC. Part tiled walls, radiator, double glazed window and wood grain effect flooring.



OUTSIDE:

At the front of the property there is a three car width tarmacadam parking and drive area. At the rear of the property there is a delightful south facing garden. Side boundaries are formed with a mix of fencing panels partly between concrete posts and in part there is an evergreen hedge. The garden is part laid to patio with the majority lawned. There is an outside tap and light and the rear garden is approximately 23' wide and 60' long.



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SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. 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.

COUNCIL TAX BAND C

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.

VIEWING

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

DIRECTIONAL NOTE

From the city of Hereford, proceed east on the A438 and in Bartestree, turn left, just beyond the public house, into Wilcroft Park. Continue along Wilcroft Park, enter Burdon Drive, turn left and the subject property will be identified on the left hand side by the agent's for sale board.

FOR FURTHER INFORMATION

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

ID / Date

ID37134

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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.

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.

