





3 WELLFIELD GARDENS

CLEHONGER, HEREFORD HR2 9SW

£510,000

FREEHOLD

PLOT 3 - is a spacious four bedroom detached home offering ideal accommodation for a family with four good sized bedrooms, one en-suite and family bathroom, a separate study to the first floor with a spacious lounge and fantastic open plan kitchen/dining room with separate utility and downstairs cloakroom. The property also benefits from a single garage, driveway parking and enclosed garden.

Flint & Cook

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• Four bedrooms with separate study • Popular village location • Ideal home for a family • Exclusive development of just five properties • Detached home • Garage, driveway & good sized garden

Introduction

Nestled in the popular village of Clehonger, just a short distance from Hereford, this exclusive development comprises five beautifully designed detached homes offering a choice of spacious three and four-bedroom layouts. Combining contemporary living with a semi-rural setting, each home has been thoughtfully crafted to provide stylish accommodation ideal for modern family life.

Ground Floor

Recessed entrance porch with entrance door leading into the

Entrance Hall

With wood effect flooring, stairs leading up with useful under stair storage space and doors into the

Lounge

With dual aspect double glazed windows to the front and side aspects.

Downstairs Cloakroom

With low flush w/c and wash hand basin.

Kitchen/Dining Room

A spacious kitchen/dining room with two double glazed windows to the rear aspect and double glazed french doors leading out to the raised patio area.

Utility

With entrance door to the rear garden

First Floor Landing

With double glazed window, loft hatch, radiator and doors to

Bedroom One with En-suite

A spacious main bedroom with carpet, double glazed window to the rear aspect with views across the garden and fields beyond, radiator and door into the en-suite shower room.

Bedroom Two

With dual aspect windows to the rear and velux window to the front, radiator, carpet and ceiling light point.

Bedroom Three

A spacious double with window to the front aspect with carpet & radiator.

Bedroom Four

Another good sized double bedroom with window to the rear aspect, carpet & radiator.

Study

With double glazed window to the side aspect, carpet and radiator.

Bathroom

Three piece suite comprising panelled bath, toilet and wash hand basin.

Outside

With driveway & large single garage with a good sized lawned rear garden with paved patio area perfect for entertaining.

Money Laundering

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

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and gas are connected. Gas-fired central heating. Private shared drainage system.

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.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

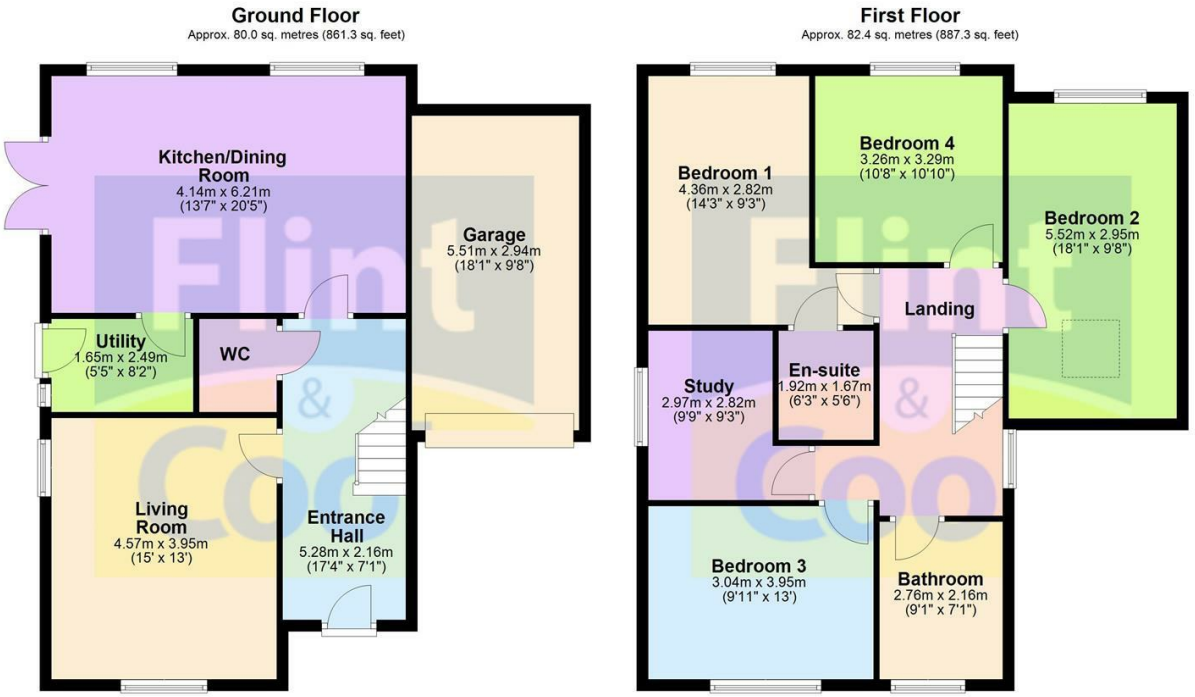
Strictly by appointment through the Agent (01432) 355455.

Agents Notes

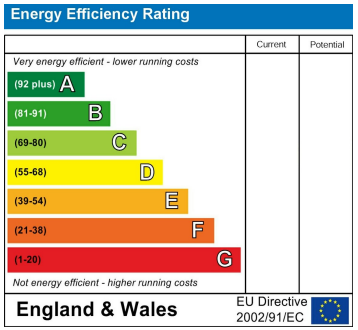
1. There will be an architects warranty
2. There is shared sewerage treatment plant. Each owner will become a director of the management company.

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Total area: approx. 162.5 sq. metres (1748.7 sq. feet)



EPC Rating: Hereford Council Tax Band: C

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

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