






# 1 WELLFIELD GARDENS

## CLEHONGER, HEREFORD HR2 9SW

## £459,950

FREEHOLD

PLOT 1 - is a spacious three bedroom detached home with additional first floor study offering ideal accommodation for a family with three good sized bedrooms, one en-suite and family bathroom, a separate study to the first floor with a spacious lounge and fantastic kitchen/dining room with separate utility and downstairs cloakroom. The property also benefits from driveway parking, single garage and garden.

Flint & Cook

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• New build detached house • Forming part of this exclusive development • Driveway, garage and garden • Three bedrooms with seperate study • Popular village location • Must be viewed!

## 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 4-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

With recessed entrance porch and composite entrance door leading into the

## Reception Hall

With wood effect flooring, recess spotlights, stairs leading up with a large storage space under and doors to

## Living Room

A spacious lounge with dual aspect double glazed windows to the front and side, radiator and recess spotlights.

## Downstairs W/C

With low flush w/c, wash hand basin with storage below, chrome heated towel rail, wood effect flooring and spotlights.

## Kitchen/Dining Room

A modern fitted matte blue kitchen comprising fitted base units with peninsula island and breakfast bar, stainless steel 1 1/2 bowl sink and drainer unit, integrated appliances to include, fridge/freezer, dishwasher, electric oven and hob with cooker hood over, cupboard housing the gas central heating boiler, ample space for dining with double glazed windows and french doors to the rear garden, radiator and door into the

## Utility Room

With fitted base units, single sink unit, under counter space for washing machine and tumble dryer, radiator, window and door to the side.

## First Floor Landing

With two double glazed windows, radiator, loft hatch, recess spotlights, useful storage cupboard with radiator and doors to

## Bedroom One with En-suite

A good sized main bedroom with carpet, central ceiling light, radiator, double glazed sliding doors with Juliet balcony and door into the

En-suite shower room comprising a walk in shower with mains fitment rainfall shower head over and panelled surround, low flush w/c, wash hand basin with splash back and storage under, chrome heated towel rail and spotlights.

## Bedroom Two

Another spacious double bedroom with carpet, central ceiling light, radiator, ample space for wardrobes and double glazed window to the front aspect.

## Bedroom Three

A third double with carpet, large double glazed window to the rear aspect, central ceiling light and radiator.

## Study

A useful office space with carpet, ceiling light, radiator and double glazed window to the side aspect.

## Bathroom

A full suite comprising panelled bath, large walk in shower with panelled surround and mains fitment rainfall shower head, low flush w/c, vanity wash hand basin, chrome heated towel rail and double glazed window.

## Outside

A low maintenance garden laid to patio and lawn with side access pathway and enclosed by fencing. To the front there is a small area of lawn and a tandem length double driveway.

## Garage/Office

The property benefits from a good sized single garage with up and over door to the front, light, power and personal door to the rear.

## Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## 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

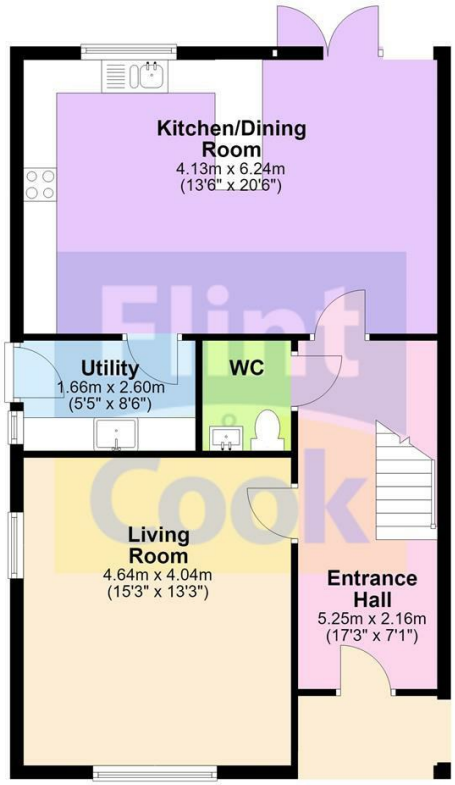
Strictly by appointment through the Agent (01432) 355455.

## Agents Notes

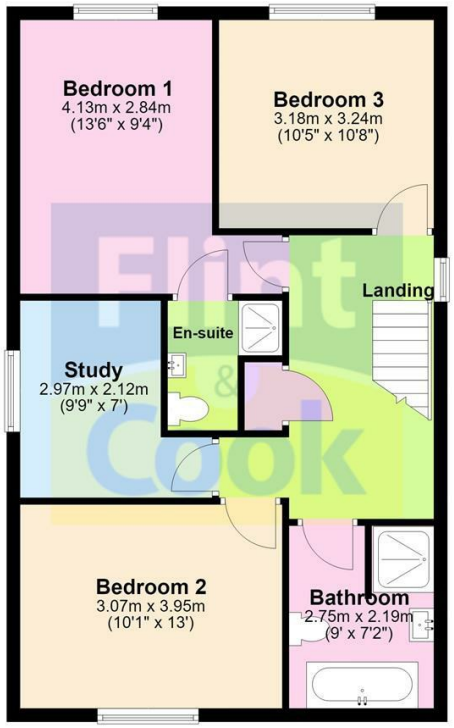
1. There will be an architects warranty
2. There is shared sewerage treatment plant. Each owner will become a director of the management company.

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## Ground Floor
Approx. 66.7 sq. metres (717.7 sq. feet)

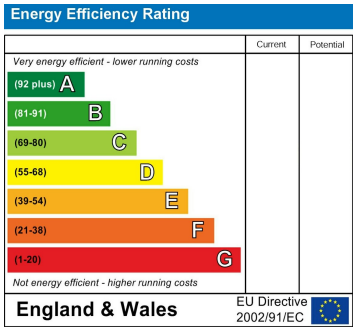



## First Floor
Approx. 64.6 sq. metres (695.2 sq. feet)




Total area: approx. 131.3 sq. metres (1412.9 sq. feet)




## EPC Rating: Hereford Council Tax Band: New Build

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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