





2 WELLFIELD GARDENS

CLEHONGER, HEREFORD HR2 9SW

£495,000

FREEHOLD

PLOT 2 - Situated in the popular village of Clehonger, Plot 2 is a spacious four bedroom detached home offering ideal accommodation for a family with four good sized bedrooms, one en-suite and family bathroom with a spacious lounge and fantastic open plan kitchen/dining/ family room. A viewing is highly recommended.

Flint & Cook

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• Impressive finish throughout • Four bedroom detached house • Set within a popular village location • Driveway, garage & garden • Ideal home for a family • Exclusive development of 5 homes





Ground Floor

With composite entrance door leading into the

Entrance Hall

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

Living Room

With dual aspect windows, two to the side overlooking the lawned garden and one to front, radiator and recess spotlight.

Kitchen/Dining/Family Room

A spacious open plan kitchen/living area with ample space for both dining and living, french doors and windows opening out to a east patio, the modern kitchen comprising of fitted matte grey base units with granite work surfaces over, 1 1/2 bowl sink and drainer unit, fitted island with storage and breakfast bar, integrated oven and combo microwave, hob with cooker hood over, integrated dishwasher and fridge/freezer, cupboard housing the gas central heating boiler and doors to

Downstairs W/C

With low flush w/c, wash hand basin, chrome heated towel rail and spotlights.

Utility Room

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

First Floor Landing

A spacious light and airy landing space with two sky lights, radiator, loft hatch, spotlights and doors to

Main Bedroom with En-suite

A spacious main bedroom with dual aspect double glazed windows, carpet, radiator, central ceiling light, ample space for wardrobes and door into the

En-suite shower room comprising a large walk in shower with panelled surround and mains fitment shower head over, wash hand basin with storage below, low flush w/c, heated towel rail and double glazed window.

Bedroom Two

A good sized double with double fitted wardrobe, radiator, carpet, ceiling light point and double glazed window to the side aspect.

Bedroom Three

A third double with radiator, carpet, central ceiling light, double glazed window to the side aspect with countryside views and double fitted wardrobe.

Bedroom Four

With double fitted wardrobe, carpet, central ceiling light, radiator and double glazed window to the rear aspect.

Bathroom

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

Outside

A good sized garden laid to a mix of patio and lawn enclosed by fencing. There is a useful rear access gate. There is a tarmacadam driveway to the front with access to the single garage with up and over door, light and power.

Directions

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.

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

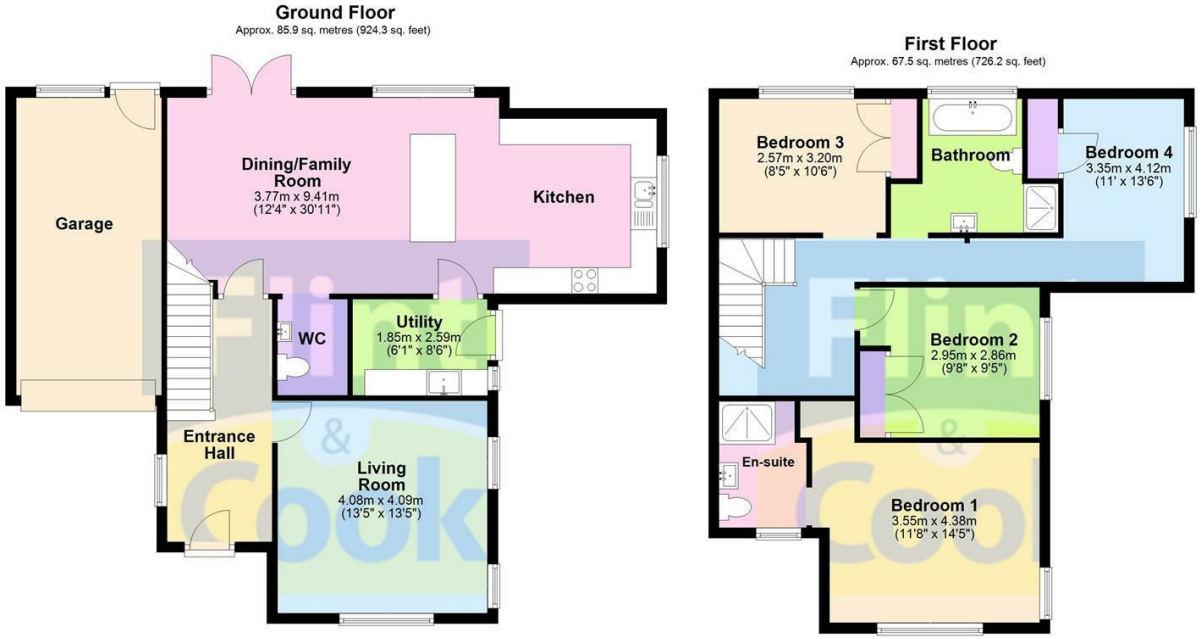
Strictly by appointment through the Agent (01432) 355455.

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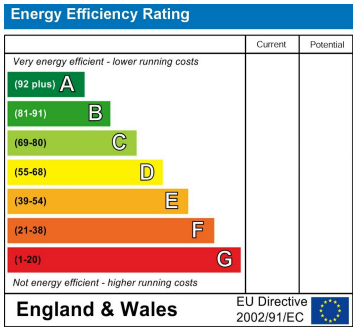








Total area: approx. 153.3 sq. metres (1650.5 sq. feet)



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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