



GENERAL INFORMATION

Tenure

Freehold

10 year New Build Warranty

Services

Mains water, drainage and electricity are connected to the property.

Air source heating

Outgoings

Council tax TBC new build property

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

New Bungalow The Row
Wellington Hereford HR4 8AP

£525,000



DIRECTIONS

Proceed north on Victoria Street/A49, and continue for 0.3miles; at the roundabout, take the first exit onto Edgar Street/A49, and continue for approx. 0.5miles; at the roundabout, take the first exit onto Newtown Road/A49, and continue for approx. 0.2miles; at the roundabout, take the second exit onto Holmer Road/A49, and continue for approx. 0.6miles; at the roundabout, take the second exit onto the A49, and continue for approx. 2.9miles; turn left and continue for approx. 0.8miles; at the Wellington Lane/Auberrow Lane cross roads, proceed straight over towards



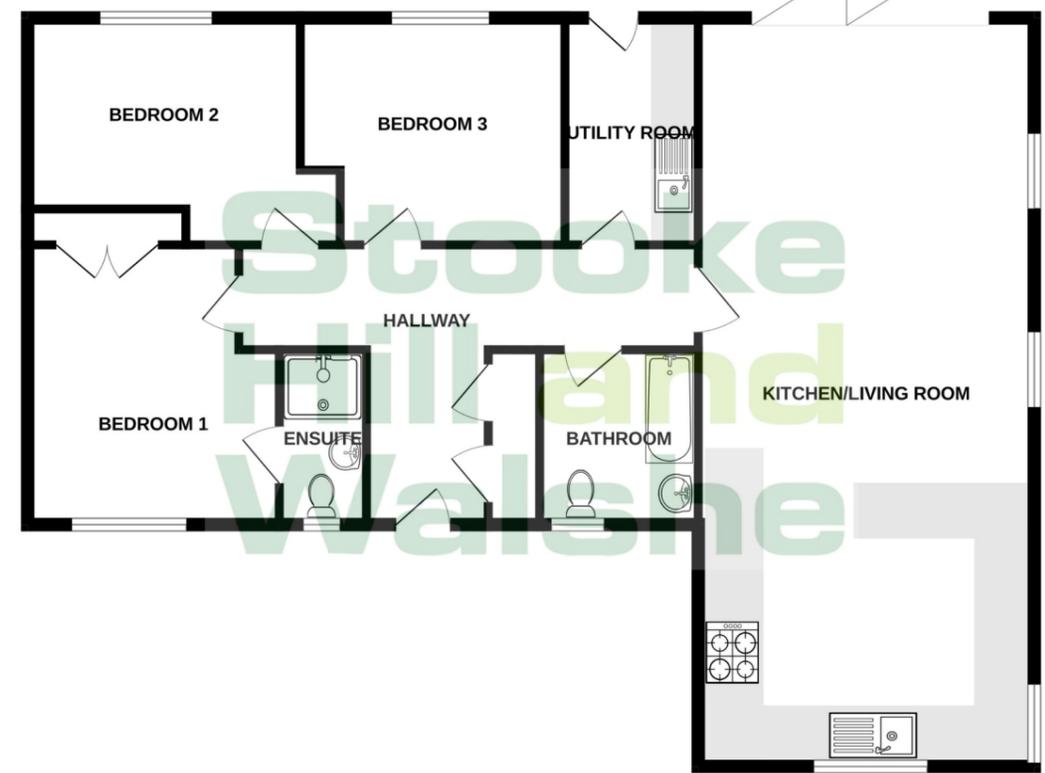
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



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Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

A newly constructed detached contemporary 3 bedroom bungalow, built to a high specification by a private local Developer, in a sought after village location. Measuring 1376sq ft (126.9 m2) and comprises; open plan living/dining/kitchen area, utility, under floor heating, gardens, garage, off road parking and quintessential views across west Herefordshire.

The village of Wellington offers a vast range of amenities to include a public house, community shop, primary school, church, social club, sports facilities adjoining the local primary school (which are available for use by village residents), a short drive away are two very popular golf courses and there's a regular bus service to/from Hereford City from Wellington village itself.

No onward Chain.

In more detail the property comprises:

Double glazed door at the front elevation leads to:

Entrance Hall

With spot lights, 2 oak doors to built-in storage, power points, underfloor heating, and thermostat controls.

Open Plan Living/Dining/Kitchen

11.1m x 4.5m (36' 5" x 14' 9")

Kitchen Area:

Having dual aspect double glazed windows to the

side and front elevation, grey gloss new kitchen with ample storage, comprising; soft close drawers, doors, working surfaces over the base units, electric chest height Bosch double oven, Indesit electric induction hob and Indesit cooker hood over, pull out bin store, Bosch dishwasher, Caple 1.5 bowl stainless steel sink and drainer, chrome mixer tap over, under floor heating, breakfast bar area incorporated into the kitchen units, and spot lights over kitchen area.

Large Lounge/Dining Area:

Having ample power points, 2 down lighters, and 2 double glazed windows to the side elevation and a triple bi-fold door to the rear elevation onto decking and the rear garden and beyond with far reaching countryside views.

Utility Room

With spot lights above, same working surfaces, and same soft close units as the kitchen, Caple stainless steel sink and drainer, chrome mixer tap over, underfloor heating, American design with Indesit 9kg washing machine beneath and Indesit 9kg tumble dryer above in fitted storage units, electric immersion heater, and double glazed doors to the rear elevation.

Bedroom 1

3.75m x 3.37m (12' 4" x 11' 1")

With ceiling light point, power points, oak double doors opening into a built-in wardrobe space and double glazed window to the front elevation.

Door to:

En-Suite

With fitted shower cubicle with panel boarding, extractor and spot lights above, soft close vanity wash hand basin, chrome mixer tap over, splash back tiles and LED feature mirror, low level WC, wooden shelf and double glazed obscured glass window to the front elevation.

Bedroom 2

4.184m x 3.14m (13' 9" x 10' 4")

With power points, ceiling light point, loft access, and double glazed windows to the rear elevation.

Bedroom 3

3.135m x 3.1m (10' 3" x 10' 2")

With ceiling light point, power points, under floor heating, and double glazed windows to the rear elevation with far reaching countryside views,

Bathroom

Comprising; bath with mat black mixer taps over, swivel shower screen with mat black shower and 2 shower heads, panel boarding surround, spot lights, vanity wash hand basin with black mat mixer tap over, LED feature mirror, low level WC, and double glazed obscured glass window to the front elevation.

OUTSIDE

The front garden is southwest facing with a hedge

creating the boundary, and the rear garden there is a new boundary fence. The main garden is predominantly laid to lawn with a decked area alongside the property, and from here there is a gravelled area leading to a side gate, which in turn leads to off road parking area and the garage. A tarmacadamed pathway leads to the other side of the property giving access completely around the property and a brick path leads to the front door. Outdoor lighting, and an electric car charging point is an added benefit for an incoming purchaser.

Garage

4.45m x 6.3m (14' 7" x 20' 8")

With a pitched roof, concrete pad, potential for storage above and barn style doors opening into the garage



At a glance...

- Open Plan Living/Dining Kitchen 11.1m x 4.5m (36' 5" x 14' 9")
- Bedroom 1. 3.75m x 3.37m (12' 4" x 11' 1")
- Bedroom 2. 4.184m x 3.14m (13' 9" x 10' 4")
- Bedroom 3. 3.135m x 3.1m (10' 3" x 10' 2")
- Garage 4.45m x 6.3m (14' 7" x 20' 8")

And there's more...

- Popular village location
- Close to amenities
- Air Source Heating
- Anthracite grey windows and doors

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.