

FOR
SALE



Plot 1 Eign Hill Gardens, Hereford HR1 1UA

£475,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Forming part of this exclusive new development in this highly sought-after residential location, an impressive traditionally constructed 4 bedroom detached house offering ideal family/retirement accommodation. The property benefits from high levels of insulation and has the added benefit of generously sized living accommodation (approx. 1493 sq.ft), private south-facing garden, off-road parking and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services.

POINTS OF INTEREST

- *Newly constructed 4 bedroom detached house*
- *Large lounge & luxury kitchen/diner*
- *En-suite shower room*
- *Exclusive residential development*
- *NHBC Warranty*
- *Ideal for family or retirement*
- *Available for immediate occupation*
- *Must be viewed!*
- *Approximately 1493 sq ft*
- *Sought after residential location*

ROOM DESCRIPTIONS

Spacious Reception Hall

Window to the front aspect, stairs leading to the first floor and door to the

Study

Radiator and window to the front aspect.

Downstairs Cloakroom

With low flush WC, wash hand-basin, radiator and window.

Large Lounge

A light and airy room with 2 radiators, window to the front aspect.

L-shaped Kitchen

With window to the rear aspect and comprehensively fitted with a range of wall and base units, ample worksurfaces with splashbacks, sink unit with mixer tap over, built-in double oven and 4-ring hob, splashback and cookerhood over, radiator, integrated dishwasher, fridge/freezer and an opening to the

Dining Room

Radiator and double patio doors leading to the rear garden

First floor landing

With useful storage cupboard, access hatch to loft space and door to

Bedroom 1

Window to the rear, radiator and door to the pace for EN-SUITE SHOWER ROOM with suite comprising shower cubicle, wash hand-basin, low flush WC, radiator and window.

Bedroom 2

Window to the front, radiator, space for wardrobes.

Bedroom 3

Window to the rear, radiator, space for wardrobes.

Bedroom 4

Window to the front, radiator.

Bathroom

Suite comprising panelled bath, corner shower cubicle, low flush WC, wash hand-basin, radiator and window.

Outside

To the rear of the property there is a lawned garden enclosed by fencing to maintain privacy and, with the garden facing south, it offers an ideal suntrap. Also to the rear there is allocated off-road parking facilities. There is ample parking and an Electric Vehicle charging point (7 kw).

Services

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

Outgoings

Council tax band - to be assessed.

Water and drainage - metered supply.

Reservation Fee

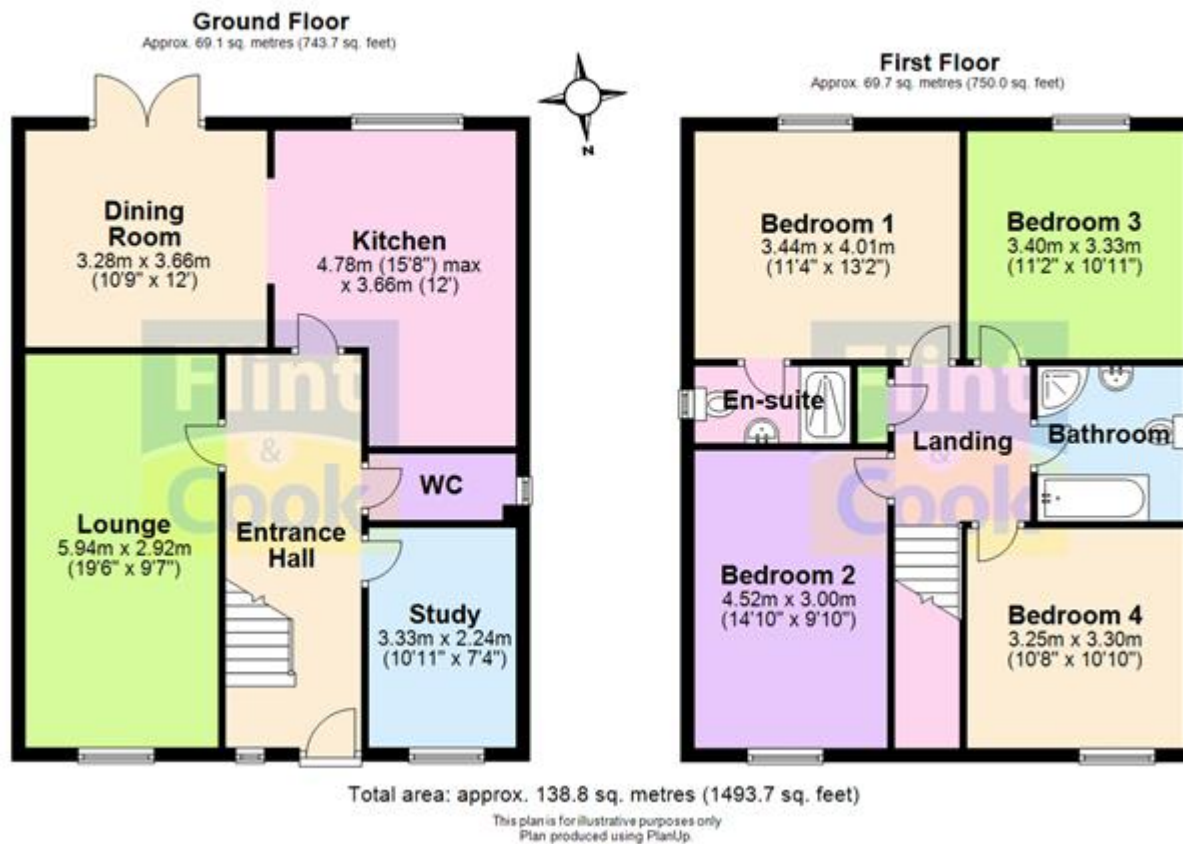
There will be a Reservation Fee of £5000 payable to Broadheath Construction Ltd.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - belts.lakes.farm



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