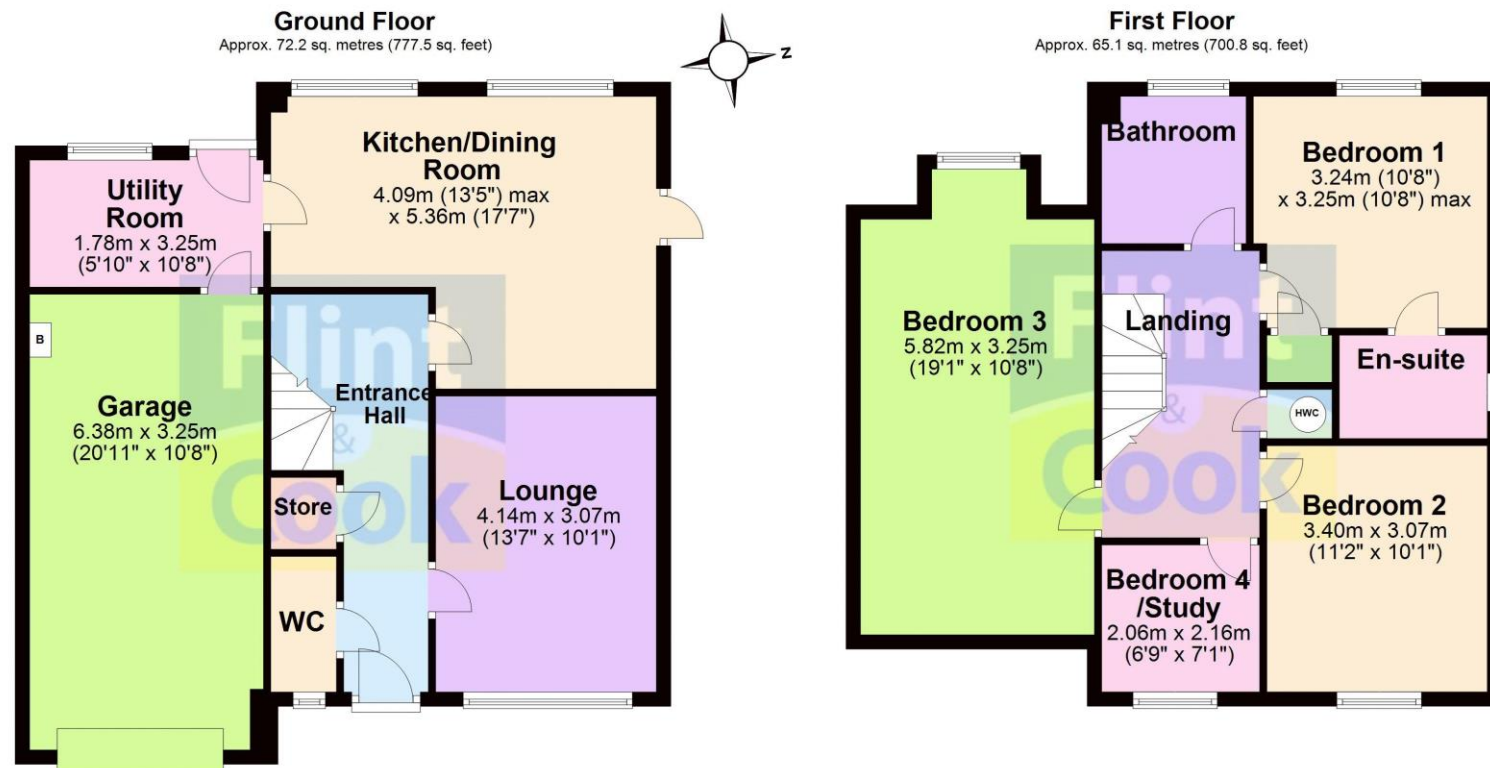


EPC to be added shortly.



Total area: approx. 137.3 sq. metres (1478.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.



Plot 6 Church View Norton Canon Hereford HR4 7BH

£440,000

- Newly constructed detached house
- Exclusive village development
- Lovely rear views
- 3 Bedrooms (1 en-suite)
- Bedroom 4/Study
- Integral garage, manageable garden

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Plot 6 Church View Norton Canon Hereford HR4 7BH

This superb newly constructed detached house is the final release on the exclusive Church View Development (of just 7 properties) which lies within the small village of Norton Canon about 11 miles northwest of the Cathedral City of Hereford, near to the historic 'Black & White' village of Weobley (3 miles) and the market town of Kington (9 miles).

Within the village there is a church and village hall, the nearest primary school and secondary schools are in Weobley and there are also local golf courses at Burghill, Wormsley and Kington.

Constructed to a high standard with high levels of insulation and easy to maintain and run accommodation with double glazing, gas (LPG) central heating, the property is ideal for family purposes or for retirement and has 3 bedrooms, a study/bedroom 4, well fitted kitchen/dining room with appliances, separate utility room, ample parking, garage and rear garden with lovely westerly views over adjoining farmland.

The whole is more particularly described as follows:-

Ground floor

Canopy Porch

With paved entrance ramp and entrance door to the



Entrance Hall

Smoke alarm, radiator, storage cupboard with alarm control panel.

Downstairs Cloakroom

WC and wash hand-basin, part tiled walls and tiled floor, extractor fan and window.

Lounge

Radiator and window to the front.

Kitchen/Dining Room

Well fitted with a range of contemporary style units with Quartz worksurfaces and splashbacks, built-in electric double oven, 4-ring hob and extractor hood, built-in dish washer, built-in fridge/freezer, 1½ bowl sink unit, radiator, smoke alarm, 2 windows to rear, side entrance door.

Utility Room

Base units and worksurface with tiled splashback, sink unit, plumbing for washing machine, radiator, extractor fan, window and door to canopy porch. and connecting door to the garage.

A staircase leads from the Entrance Hall to the



First floor

Landing

Smoke alarm, central heating thermostat, radiator, hatch to roof space, cupboard housing hot water cylinder.

Bedroom 1

Radiator, window to rear and door to the **En-suite Shower Room** with tiled walls and floor, shower cubicle with mains fitment, wash hand-basin with cupboard under, ladder style radiator, shaver point, extractor fan, window.

Bedroom 2

Radiator, window to the front.

Bedroom 3

Window to rear, 2 radiators.

Bedroom 4/Study

Radiator, window to front.

Bathroom

Tiled walls and floor, white suite comprising bath with mixer tap, mains shower, glass screen, wash hand-basin with cupboards under, ladder style radiator, extractor fan, shaver point, window to rear.

Outside

To the front of the property there is a gravelled parking area and the **GARAGE** with up-and-over door, light, power and the gas (LPG) central heating boiler. To the side of the property there is a lawn and access to the rear garden where there is a paved patio and lawn. Outside lights and water tap.

Agents Note

From 1st August 2023 the residents are paying £40 pcm for maintenance of private road, electric gates, insurances and sewage treatment plant.

General information

Services

Mains water, electricity are connected. Private drainage. Telephone (subject to transfer regulations). Gas (LPG) central heating.



Outgoings

Council tax band (TBC)- payable 2023/24 £(TBC)

Tenure & possession

Freehold - vacant possession on completion.

Directions

From Hereford initially proceed towards Brecon on the A438 (Kings Acre Road) and then, just past Blue Diamond Garden Centre, turn right and then continue through Credenhill into Norton Canon and turn left, immediately before the Old School, and the property is located at the end of Church View on the Right, as indicated by the Agent's FOR SALE board.

Viewing

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

Money laundering regulations

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 - 2.00 pm