



Plot 2

Wellfield Rise

Clifford

Herefordshire HR3 5HF

**Flint
&
Cook**
FOR SALE
01452 88888



Plot 2 Wellfield Rise Clifford Herefordshire HR3 5HF

A newly constructed detached house, on an exclusive village development, about 1870 sq feet with 4 bedrooms (1 en-suite), solar panels, air source heating, large garage with studio room over, gardens and lovely rear views.

This superb detached property is pleasantly located, on a small development of just 4 properties, within the highly favoured village of Clifford, backing on to open farmland and well placed for access to Hay-on-Wye (2.5 miles) and the cathedral city of Hereford (19 miles).

Within Clifford there is a parish hall, church and primary school, and the area is noted for its lovely walks and the River Wye is close at hand.

The structure has recently been completed by highly respected local developers JG Price & Sons (Ltd) and the property has been specifically designed to have low maintenance and running costs with high levels of insulation, solar panels, air-source heating and double-glazing, yet with spacious accommodation extending to approximately 1870 sq ft, with high quality fittings and kitchen with an extensive range of built-in appliances. There is also a good-size garage with studio room over - ideal as a home office, gymnasium, games room, etc.

The whole is more particularly described as follows: -

Ground Floor

Canopy porch

With oak pillars, door to

Entrance hall

Understairs storage cupboard with underfloor heating manifold.

Lounge

Recessed fireplace with brick surround, hardwood mantel and flagstone hearth - ideal for woodburning stove, etc, windows to front and side, smoke alarm, double doors to the rear.

Open-plan Kitchen/Dining/Living Room

With laminate flooring throughout.

The **kitchen** is fitted with a range of dual colour contemporary-style base and wall mounted units with Mirostone worktops, including a breakfast bar and splashbacks, 1 1/2 bowl sink unit, 2 built-in electric ovens, 4-ring induction hob with extractor hood, built-in microwave, built-in fridge/freezer, built-in dishwasher, windows to front and side, walk-in store cupboard.

The **living area** has Velux windows, double doors with full-length side windows, to the rear garden, and access to

Sun room

With Velux roof lights and double doors to the garden

Inner Hall with Downstairs cloakroom

WC, wash hand basin with cupboard under, laminate flooring, extractor fan.

Utility Room

With base and wall mounted units, worksurfaces and splashbacks, sink unit, plumbing for washing machine, extractor fan, window and door to the rear.

A staircase leads from the entrance hall to the

First floor landing

With hatch to roof space, smoke alarm, radiator, central heating programmer.

Bedroom 1

Radiator, windows to side and rear, **En-suite Shower Room** having large shower cubicle with boarded walls and glass

screen, mains overhead and hand-held fittings, wash hand basin with cupboards under, WC with concealed cistern and storage units, electric heated towel rail, wall mounted mirrored cupboard, window, extractor fan.

Bedroom 2

Radiator, window to rear.

Bedroom 3

Radiator, windows to front and side.

Bedroom 4

Radiator, windows to front and side.

Bathroom

Suite comprising bath with mixer tap and mains overhead and hand-held shower fittings, shower boarded walls and glass screen, wash hand basin with cupboard under, WC with concealed cistern and storage cupboard, electric heated towel rail, extractor fan, window, wall mounted mirrored storage cupboard.

Outside

The property is approached over a shared tarmac drive that leads to a parking area and **Large Garage** with electric roller shutter door, light, power, smoke alarm, side door to a hall area with door to the rear patio and staircase to the **Studio Room** with 2 velux roof windows and electric heater.

The front of the property is open-plan and laid to lawn with a flagstone pathway. There is side access, via a gate, to the rear garden which has been landscaped and includes a large flagstone patio with brick retaining wall and lawn beyond, enclosed by close-boarded fencing and hedging. Outside lights, power sockets and water tap. Air-source heat pump.



Services

Mains water and electricity are connected. Private (shared) drainage system. Air-source heating. Solar panels.

Agents Note

1. The property will have a Buildzone Warranty.
2. Joint Agents - Sunderlands The Pavement, 3 Pavement House, Hay-on-Wye HR3 5BU Phone: 01497 822522 email: hay@sunderlands.co.uk

Directions

From Broad Street in Hay-on-Wye proceed north-east towards Wye End Road (B4350). Continue on this road for approximately 2 miles into the village of Clifford. Wellfield Rise will be found on the right-hand side.

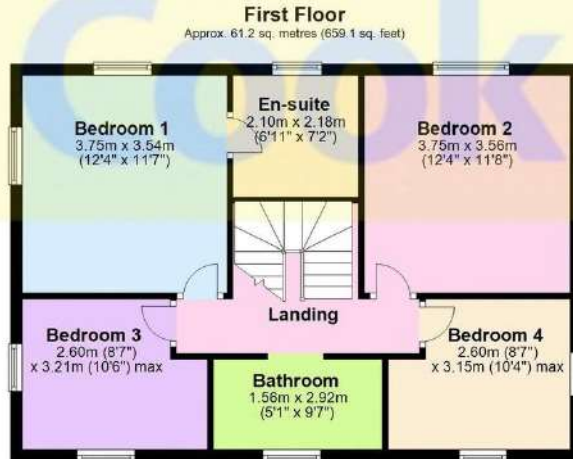
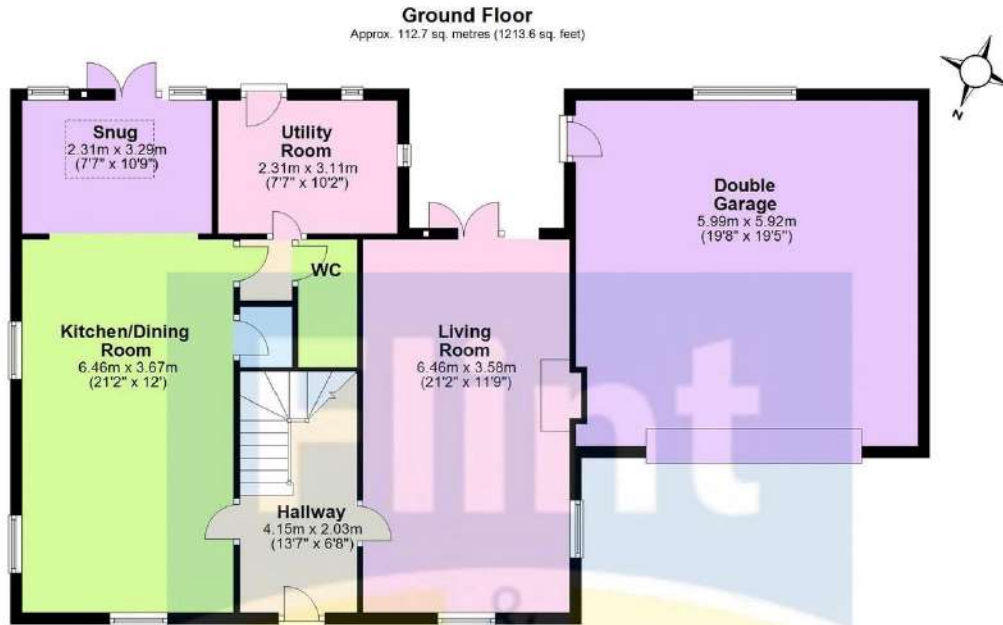
Viewing

Strictly by appointment through the Agent.

Money Laundering Regulations

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





Total area: approx. 174.0 sq. metres (1872.6 sq. feet)

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



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