



DIRECTIONS

From Hereford City proceed northeast onto A465 Aylestone Hill, at the roundabout stay on A465, at the second roundabout take the 3rd exit staying on A4103 towards Worcester, after approximately 2.7 miles turn left and first right onto St Peters Field, and after approximately 430ft, the property will be on the right hand side. For those who use "What3words": ///forgotten.physics.query



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax 'E', and a £200 service charge - per year.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	94
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

12 St Peters Field
Whitestone Hereford HR1 3TF

£435,000



• Loft conversion to regulations • A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

Hereford 01432 343477

Ledbury 01531 631177



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OVERVIEW

This beautifully maintained and presented five bedroom detached house benefits from a, lounge, downstairs WC, kitchen/dining room, utility, four bedrooms (one with an en-suite), a bathroom, a loft conversion completed to regulations comprising of the master bedroom, shower room, and a dressing room; there is also a driveway providing parking for three+ vehicles, a single garage, and a large side garden. The property is located in the well established village of Whitestone where there are a range of amenities including a village shop, Carriages Restaurant, Sidings deli/cafe, and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations. This property is commutable to the M50/M5.

GROUND FLOOR

ENTRANCE HALL

The entrance hall comprises of: entry via a double glazed door to the front elevation; a ceiling light point, lino flooring; a central heating radiator; a storage cupboard which houses the electrical consumer unit and media points; access to the kitchen/dining room, and lounge; and, a fitted carpet to the staircase leading to the first floor landing.

LOUNGE

3.6m x 6m (11' 10" x 19' 8")
The lounge comprises of: a double glazed bay-style window to the side elevation; another double glazed window to the side elevation; a double glazed window to the front elevation; decorative paneling; carpet flooring; two ceiling light points; a wealth of power sockets; two central heating tower radiators; a television point; a telephone point, and dimmer switches for the ceiling light points.

DOWNSTAIRS WC

The downstairs WC comprises of: lino flooring; a ceiling light point; a low level WC; a extractor point; a wash hand basin with a chrome mixer tap over, splash tiling, and a central heating radiator.

KITCHEN/DINING ROOM: 4.2m x 6m (13' 9" x 19' 8")

4.2m x 6m (13' 9" x 19' 8") - MAXIMUM MEASUREMENT
The kitchen/dining room comprises of: entry via a glazed timber door from the entrance hall; wall units with soft close doors; base units with soft close doors and drawers, and work surfaces over; a Clearwater sink and drainer with one

and a half bowl, with an anthracite mixer tap over, and hot water tap included; an Electrolux six-ring gas hob and cooker hood; an Electrolux double oven at chest height; a wealth of power points; a fridge-freezer; a dishwasher, lino flooring; two ceiling light points; space for three bar stools beneath overhang of a work surface; two central heating radiators; a double glazed window to the side elevation; two downlights over the dining space; double glazed windows and french doors to the side elevation, leading to the external patio seating area, with integral blinds; and, a door to the utility off of the kitchen area.

UTILITY

1.55m x 2.3m (5' 1" x 7' 7")
The utility comprises of: lino flooring; a double glazed door to the rear elevation, giving access to the driveway; a ceiling light point; a ceiling extractor point; work surfaces over base units; space and plumbing for both a washing machine and a tumble dryer; a central heating radiator; a wealth of power points; a wall-mounted Logic central heating combi boiler, and access to an understairs storage area/boot room.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises: fitted carpet; a ceiling light point; power points; a central heating radiator; a fitted carpet to a staircase to the loft conversion/second floor; access to four bedrooms and a bathroom, and access to a large airing cupboard, with shelving and lino flooring.

BEDROOM TWO

3m x 3.5m (9' 10" x 11' 6") - MAXIMUM MEASUREMENT
Bedroom two comprises of: carpet flooring; a ceiling light point; a central heating radiator; a double glazed window to the side elevation, and power points.

BEDROOM THREE

3.25m x 3.45m (10' 8" x 11' 4") - MAXIMUM MEASUREMENT
Bedroom three comprises of: a double glazed window to the side elevation; carpet flooring; a central heating radiator; a zone-controlled thermostat; a television point, and a door leading to the en-suite.

EN-SUITE

The en-suite comprises of: lino flooring; a ceiling light point; a ceiling extractor fan point; shaver point; a wash hand basin with chrome mixer tap over; splash tiling; a shower cubicle with a mains shower unit, and a glass sliding door; a

double glazed window to the rear elevation with obscure glass, and a central heating towel radiator.

BEDROOM FOUR

3.65m x 3.155m (12' 0" x 10' 4") - MAXIMUM MEASUREMENT
Bedroom four comprises of: carpet flooring; a ceiling light point; double glazed windows to the front and side elevations; a central heating radiator, and power points.

BEDROOM FIVE

3m x 2.4m (9' 10" x 7' 10") - MAXIMUM MEASUREMENT
Bedroom five comprises of: double glazed windows to the front and side elevations; a central heating radiator; carpet flooring, and a ceiling light point.

BATHROOM

The bathroom comprises of: a double glazed window to the front elevation with obscure glass; a wash hand basin with a chrome mixer tap over, and fitted vanity beneath; splash tiling; a low level WC; a bath with fully tiled surround, a chrome mixer tap over, a mains shower over, and a glass swivel screen; a central heating towel radiator; a wall-mounted extractor fan, and a large wall-mounted mirror.

SECOND FLOOR/LOFT CONVERSION

SECOND FLOOR LANDING

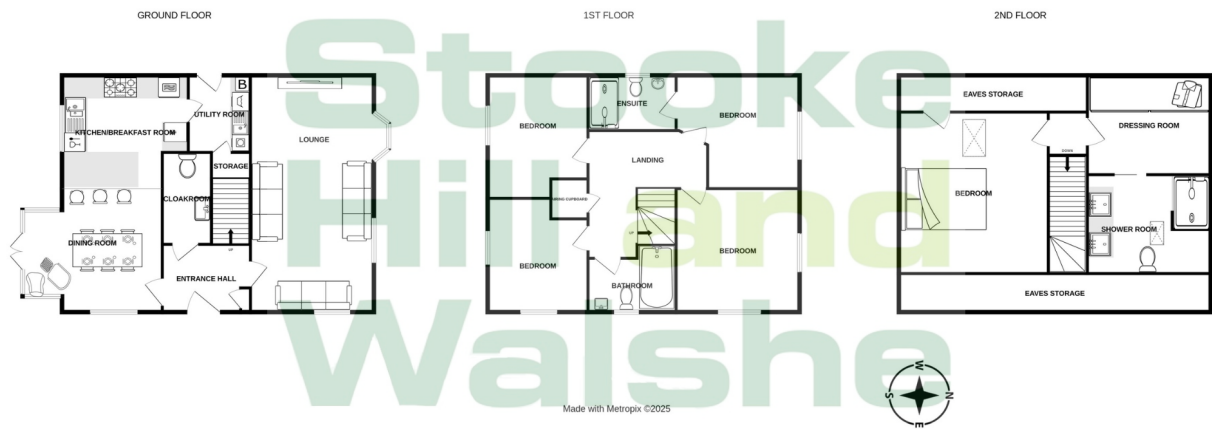
The second floor landing comprises of: a down light; some storage space; access to the master bedroom, and a dressing room; and, a velux window to the rear elevation, with an internal blind. This loft conversion has been completed to regulations, approximately 18 months ago.

BEDROOM ONE

3.8m x 4m (12' 6" x 13' 1")
Bedroom one comprises of: spotlights; two wall light points; a telephone point; a velux window to the rear elevation; eaves storage, and a central heating radiator.

DRESSING ROOM

3.6m x 2.1m (11' 10" x 6' 11") - MAXIMUM MEASUREMENT
The dressing room comprises of: fitted storage with hanging rails and shelving; carpet flooring; spotlights; a central heating tower radiator, and a sliding door on tracks providing access to the shower room.



SHOWER ROOM

The shower room comprises of: lino flooring; a skylight; spotlights; a ceiling extractor point; twin wash hand basins, with black mixer taps over; a towel radiator; a shave point; a low level WC; a large wall-mounted mirror, and a black-frame feature shower cubicle with a glass sliding door and a mains shower unit.

OUTSIDE

FRONT/RIGHT SIDE/REAR APPROACHES

The front/right side/rear approaches comprise of: a low level hedge surrounding the boundary of the property; low maintenance stone area; a dropped curb allowing access onto a tarmac driveway, providing parking for three+ vehicles; gated access to the side garden, and, an up and over door to a single garage, with power and lighting, as well as a concrete base and a pitched roof.

SIDE GARDEN

The (left) side garden comprises of: access via the gate from the driveway, or from the dining area; a large patio seating area; an outdoor tap; fencing surrounding the boundary; a south-east facing large lawn; raised flower beds surrounding the lawn; planted shrubbery; laid stone, and space for a rotary line.

AGENTS NOTE

Please note there is an annual service charge for St Peters Field Development, further information is available upon request.



At a glance...

- ✓ LOUNGE: 3.6m x 6m (11' 10" x 19' 8")
- ✓ KITCHEN/DINING ROOM: 4.2m x 6m (13' 9" x 19' 8") - MAXIMUM MEASUREMENT
- UTILITY: 1.55m x 2.3m (5' 1" x 7' 7")
- ✓ BEDROOM ONE: 3.8m x 4m (12' 6" x 13' 1")
- ✓ BEDROOM TWO: 3m x 3.5m (9' 10" x 11' 6") - MAXIMUM MEASUREMENT
- BEDROOM THREE: 3.25m x 3.45m (10' 8" x 11' 4") - MAXIMUM MEASUREMENT
- BEDROOM FOUR: 3.65m x 3.155m (12' 0" x 10' 4") - MAXIMUM MEASUREMENT
- BEDROOM FIVE: 3m x 2.4m (9' 10" x 7' 10") - MAXIMUM MEASUREMENT
- DRESSING ROOM: 3.6m x 2.1m (11' 10" x 6' 11")

And there's more...

- ✓ Commutable area
- ✓ Close to local amenities
- ✓ Popular residential area

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.