



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, turn left onto the tarmacademed driveway and the property can be found straight ahead. For those who use "What3words"///spins.heeding.perch



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property

Outgoings

Council tax band 'F'

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		93
(81-91) B	85	
(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.

1 St Peters Field

Whitestone Hereford HR1 3TF

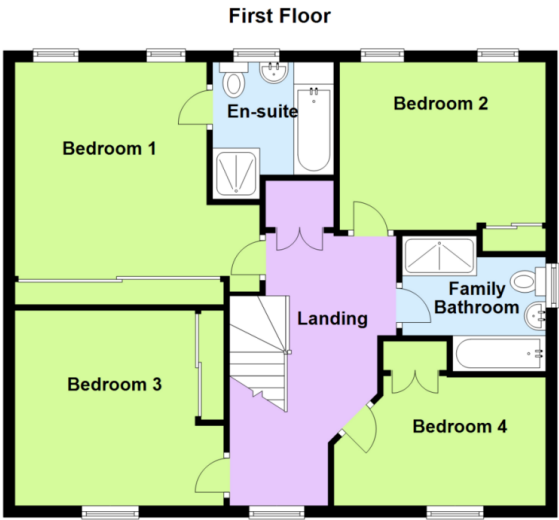
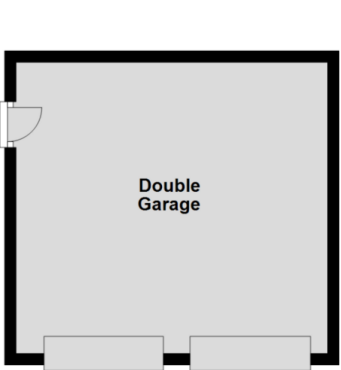
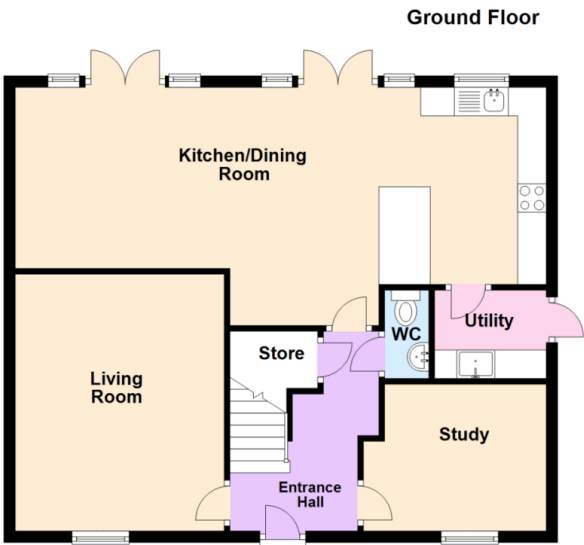
£500,000



• A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Built in 2017 Formally the Show Home • 1,700 square feet • 4 double bedrooms with En-Suite

Hereford 01432 343477

Ledbury 01531 631177



FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A beautiful contemporary 4 double bed detached property, built in 2017 formally the Show Home, this property is 1,700 square feet, and is situated at the end of a cul-de-sac approximately 3 miles northeast of Hereford City. Comprising: living room, spacious kitchen/dining room, study, utility, cloakroom, 4 double bedrooms, one with en-suite, family bathroom, double garage, ample parking and gardens.

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.

In more detail the property comprises:
Composite front door, at the front elevation, leads to:

GROUND FLOOR

Entrance Hall

With LVT flooring, spot lights, zone controlled heating, radiator, under stairs storage cupboard with full size door, continued LVT flooring, meter unit, house alarm, and power points.
Door to:

Lounge

9.29m x 5.029m (30' 6" x 16' 6")
With double glazed window to the front elevation, 2 radiators, carpet flooring, 2 ceiling light points, TV point, power points, and ethernet point.

Snug/Study/Downstairs Bedroom

2.946m x 3.226m (9' 8" x 10' 7")
With spot lights, radiator, carpet flooring, Ethernet, power points, and double glazed window to the front elevation.

Cloakroom

wit part tiled, LVT flooring continued from the hall, extractor point to the ceiling, spot lights, splash tiling around the corner wash hand basin, chrome mixer tap over, radiator, and low level WC.

Open Plan Living Area/Kitchen

4.04m x 9.30m (13' 3" x 30' 6")
Living Area:
With continued LVT flooring from the entrance hall, power points, ceiling light point at one section and spot lights to the other, wall mounted TV space, two sets of double glazed french doors to the rear elevation with one opening out on to a patio seating area, and also double glazed windows either side to both sets of doors.
Kitchen Area:
Continued LVT flooring, spot lights, Berko integrated Tower fridge, wine chiller, AEG dishwasher, AEG 5 ring gas burner, AEG double chest height oven, AEG cooker hood over, feature lighting across the plinths and under the wall units, granite working surfaces with 1.5 bowl sink with chrome mixer tap over, routed drainer, double glazed window to the rear elevation, soft close wall, drawers and base units, Wren base units in the centre of the kitchen with soft close doors, oak working surface, suitable for 2 bar stools and creating a breakfast area, power points, including usb, and TV point.

Utility Area

1.55m x 1.83m (5' 1" x 6' 0")
With continued LVT flooring, granite working surfaces, single sink with routed drainer, chrome mixer tap over, wall and base units, a corner unit housing the wall mounted Ideal Logic heat H24 boiler, spot lights, ceiling extractor point, and double glazed door to the side elevation giving access to the side access of the property.

From the reception hall a fitted carpeted staircase leads to:

FIRST FLOOR

Landing

A good size landing with a beautiful oak banister and white balustrades, fitted carpet, loft access, radiator, spot lights, good size airing cupboard with double doors, carpeted, storage shelving, housing the water heater and pressure system, and double glazed widow to the front elevation.

Master Bedroom

4.14m x 4.55m (13' 7" x 14' 11")
With carpet flooring, ceiling light point, large mirrored sliding doors into a built-in wardrobe space, zone heating controller, radiator, and two double glazed windows to the rear elevation with far reaching countryside views.
Door to:

En-Suite

2.5m x 2.01m (8' 2" x 6' 7")
A very good size en-suite, LVT flooring, chrome towel radiator, low level WC, wash hand basin with chrome mixer tap over, double glazed obscured glass to the rear, part tiled walls, good size bath with chrome mixer tap over, very large wall mounted mirror, large tiled shower cubicle with glass sliding door, with mains shower unit, spot lights above, shaver point, and extractor fan.

Bedroom 2

2.95m x 3.51m (9' 8" x 11' 6")
With carpet flooring, ceiling light point, fitted wardrobes with mirrored sliding doors, fitted drawers, hanging rail space and shelving, radiator, and double glazed window to front elevation.

Bedroom 3

3.45m x 3.78m (11' 4" x 12' 5")
With fitted carpet ceiling light point, 2 double glazed windows to the rear elevation with far reaching countryside views, power points, and built-in storage with mirrored sliding doors.

Bedroom 4

3.71m x 2.44m (12' 2" x 8' 0")
A good size double bedroom, with carpet flooring, ceiling light point, double glazed window to the front elevation, radiator, built-in wardrobe space with mirrored doors, hanging rail, and storage shelving.

Bathroom

With LVT flooring, fully tiled throughout, spot lights, extractor fan above, shower cubicle with mains shower unit, bath with mixer tap over, chrome towel radiator, mixer tap over wash hand basin, and double glazed obscured glass window.

OUTSIDE

Turning onto St Peters Field there is a private driveway which services this property and one other, and the property is approached from the front aspect where there is a tarmacaded driveway to this corner plot which offers ample off road parking for numerous vehicles, and the front garden is of low maintenance with hedging, and shrubbery. There is a double garage to this property and the added benefit of an electrical vehicle charging point and from here there is a gated side access way to the rear garden. Immediately at the rear of the property there is a good size patio entertaining area where there are two sets of french doors leading back into the property, and from here there are sleepers forming the tiered boundary to artificial grass, fencing to the side creating a private garden with fencing and storage area at the other side of the property. A personal door from the garden leads to the double garage and behind the garage is ample space which is laid with slate and stone and useful for storage, outdoor power and water.

Double Garage

5.49m x 5.03m (18' 0" x 16' 6")
With a pitched roof, two up and over doors the the front elevation, ample power points, lighting, and loft rafter for storage 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.

At a glance...

- ✓ Lounge 9.29m x 5.029m (30' 6" x 16' 6")
- ✓ Kitchen/Dining Room 4.04m x 9.30m (13' 3" x 30' 6")
- ✓ Utility Room 1.55m x 1.83m (5' 1" x 6' 0")
- ✓ Study/TV Room 2.946m x 3.226m (9' 8" x 10' 7")
- ✓ Master Bedroom 4.14m x 4.55m (13' 7" x 14' 11")
- ✓ En-Suite 2.5m x 2.01m (8' 2" x 6' 7")
- ✓ Bedroom 2. 2.95m x 3.51m (9' 8" x 11' 6")
- ✓ Bedroom 3. 3.45m x 3.78m (11' 4" x 12' 5")
- ✓ Bedroom 4. 3.71m x 2.44m (12' 2" x 8' 0")
- ✓ Double Garage 5.49m x 5.03m (18' 0" x 16' 6")

And there's more...

- ✓ Commutable area
- ✓ Close to local amenities