

FOR
SALE



Plot 5 Wye Close, Wilton, Ross-on-Wye, Hereford HR9 6AE

£525,000 - Freehold

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

PROPERTY SUMMARY

A highly impressive, newly constructed detached house, on an exclusive gated development, just outside Ross-on-Wye, 4 bedrooms (1 en-suite), Silkstone kitchen/dining room, integral garage, electric car charging point, underfloor air-source heating, solar panels and good size southfacing garden.

POINTS OF INTEREST

- *Newly constructed detached house*
- *Good size garden*
- *Close to River Wye*
- *Garage with electric door*
- *High quality fittings*
- *Air source heating*
- *Excellent parking*
- *Viewing advised*
- *Electric car charging point*



ROOM DESCRIPTIONS

Canopy Porch

With door into the

Entrance Hall

With understairs store cupboard and tiled floor.

Downstairs Cloakroom

With corner wash hand-basin and cupboard under, WC, extractor fan.

Lounge

Window to front and sliding doors to the

Kitchen/Dining Room

Tiled floor, range of contemporary style base and wall units with granite worksurfaces, built-in electric oven, 4-ring induction hob with in-built extractor, wine cooler, built-in fridge/freezer, built-in dishwasher, window and bi-fold doors to the rear.

Utility Room

Tiled floor, granite worktop, built-in washing machine and tumble dryer, storage units with sink, window and door to rear.

Staircase leads from the Entrance Hall to the

First floor landing

Hatch to boarded roof space with light and hot water cylinder, cupboard with underfloor heating manifold.

Bedroom 1

Window to rear, DRESSING ROOM with window, EN-SUITE SHOWER ROOM with tiled walls and floor, shower cubicle with mains overhead and handheld fittings, corner wash hand-basin with cupboard under, WC, extractor fan, window.

Bedroom 2

Window to front.

Bedroom 3

Window to rear.

Bedroom 4

Storage cupboard and window to front.

Bathroom

Tiled walls and floor, white suite comprising bath with mains shower fitment, glass screen, wash hand-basin and cupboard under, WC, window to side, extractor fan.

Outside

To the front of the property there is a large block-paved driveway and an open plan lawned garden with border shrubs and there is the INTEGRAL GARAGE with electric remote controlled up-and-over door, electric car charging point, solar panel control, light, power and electric fuseboard. There is side access to the large southfacing rear garden which is enclosed by fencing and has a large patio, a lawn and garden shed. Outside lights, water tap and air-source heat pump.

Services

Mains water, electricity and drainage are connected. Solar panels. Air-source heating.

Agent's Note

1. The property is Architect Certified.

Outgoings

Council tax band - to be assessed.

Water and drainage - rates are payable.

Money laundering regulations

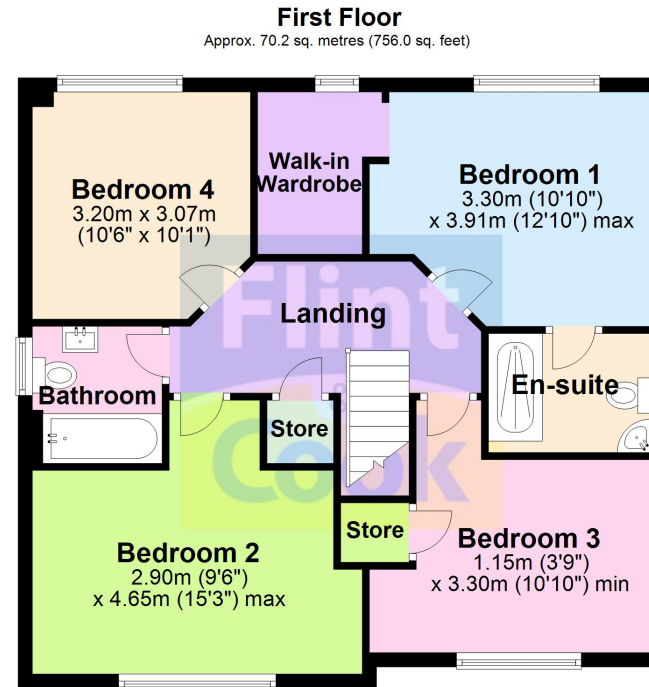
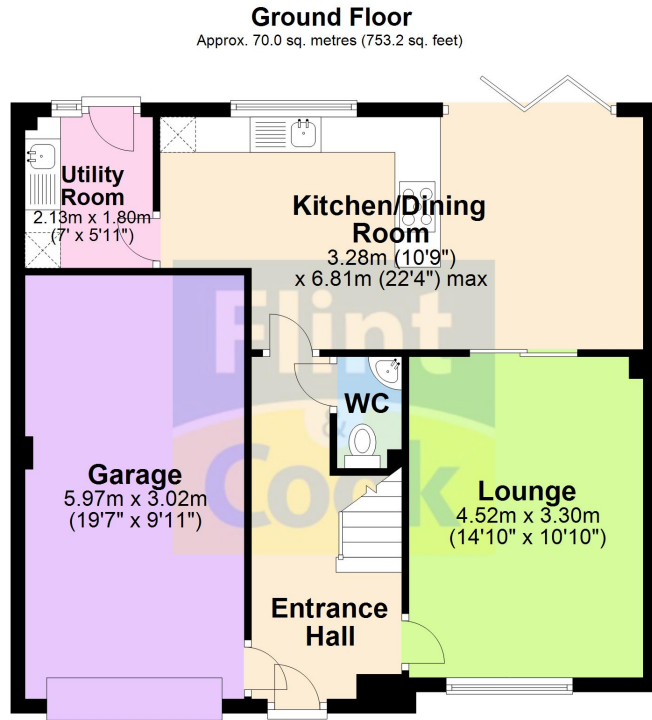
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

From the centre of Ross-on-Wye proceed towards the Wilton roundabout and, at Bennetts Garage, turn immediately left into the sliproad and then proceed for about 200 yards and turn left into the gated entrance into Wye Close and the property is located in-front of you. What3words - lays.access.indirect



Total area: approx. 140.2 sq. metres (1509.2 sq. feet)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	92	92
A		
(81-91)		
B		
(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		