

FOR
SALE



5 Kites Nest, Swainshill, Hereford HR4 7QB

£625,000 - Freehold

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PROPERTY SUMMARY

A stunning newly constructed detached house on an exclusive development with 4 bedrooms (2 en-suite), kitchen/breakfast room, dining room, garage, underfloor heating, double-glazing and a high quality finish.

This excellent newly constructed detached property is conveniently located on a small development of just 15 properties in the village/hamlet of Swainshill roughly 3 miles west of the cathedral city of Hereford, the river Wye is nearby and there is an excellent primary school in Stretton Sugwas and a wide range of amenities in Credenhill where there is a shop, doctors surgery, social club, nursery school and takeaway.

Constructed to an extremely high standard with high levels of insulation and quality fittings, double-glazing, gas central heating, security alarm system, 4 good-size bedrooms, 3 bathrooms, excellent living space which extends to approximately 1500 square feet. There is also a double-width garage with office/games room above and ample parking.

The whole is more particularly described as follows:

POINTS OF INTEREST

- *Newly constructed detached house*
- *Lovely location*
- *4 bedrooms, 3 bathrooms*
- *Open-plan living accommodation*
- *Underfloor heating*
- *Garage and garden*



ROOM DESCRIPTIONS

Oak-frame canopy porch

Door to

Entrance hall

Alarm control panel, part-panelled walls, understairs storage cupboard, doors to

Sitting room

Window to front, patio doors to rear.

Kitchen/breakfast room

Range of traditional-style units with granite worktops, integrated 1 1/2 sink unit, built-in fridge/freezer, built-in dishwasher, built-in electric double oven, 4-ring hob and extractor hood, downlighters, smoke alarm, window to front, double doors to rear.

Dining room

Feature panelled wall, understairs storage cupboard, window to rear, patio doors to rear garden.

Utility room

Sink unit with cupboard under, beech worktop, plumbing for washing machine, window to rear, side entrance door, gas central heating boiler.

Cloakroom

WC, wash hand basin, cupboard under, extractor fan, hatch to roof space, window.

A hardwood staircase leads from the entrance hall to the

First floor landing

Part-panelled walls, doors to

Bedroom 1

Windows to front and rear, door to En-suite Shower Room with double-width tiled shower cubicle with mains overhead and hand-held fittings, glass screen, wash hand basin, cupboard under, WC, extractor fan, downlighters, ladder-style radiator, Velux window.

Bedroom 2

Radiator, window to rear, door to En-suite Shower Room with double-width tiled shower cubicle, wash hand basin, WC.

Bedroom 3

Radiator, window to front.

Bedroom 4

Radiator, window to rear.

Bathroom

White suite comprising bath with mixer tap/shower attachment, glass screen and tiled surround, wash hand basin, storage cupboard under, WC, extractor fan, downlighters, ladder-style radiator, wall mounted mirrored fitting, window, airing cupboard.

Outside

To the front of the property there is a paved driveway providing off-road parking for several vehicles with paved path leading to 2 side accesses and to the porch. To the front there is a double-width garage with electric up-and-over door, personnel door to rear. To the garden a beautifully landscaped garden with large area of lawn enclosed by fencing with paved patio area, pergola, useful outside tap, outside power points.

Services

Mains water, gas and electricity are connected. Private (shared) drainage system. Gas-fired central heating.

Outgoings

Council tax band - to be assessed. Water - metered supply.

Directions

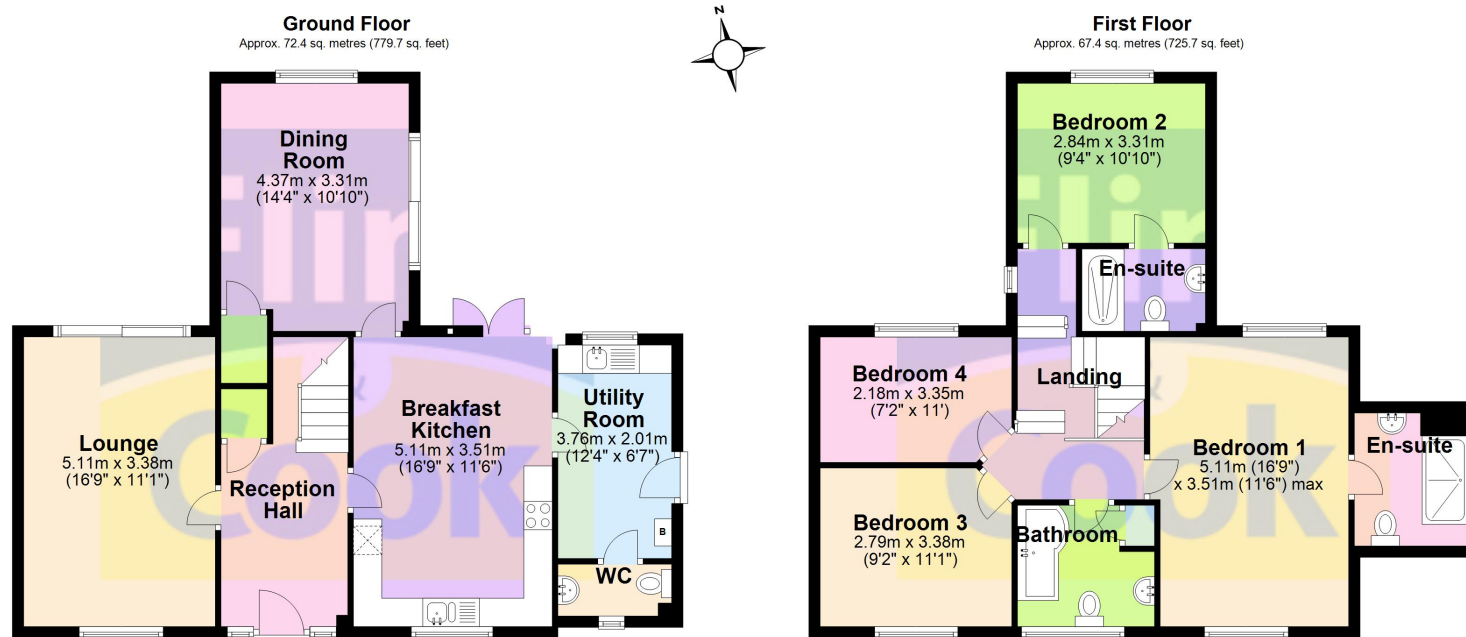
From Hereford proceed towards Brecon on the A465 Whitecross Road into Kings Acre Road and then into Swainshill. The Old Kite's Nest is located on the right-hand side as indicated by the Agent's FOR SALE board.

Agents note

Contribution to be made to the management company towards the cost of running the private sewerage treatment plant.

Money laundering regulations

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



Total area: approx. 139.9 sq. metres (1505.4 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+)	A	92
(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		