

Plot 1 Russett Close, Crowmoor Lane  
Tillington Hereford HR4 8FR

**£650,000**



• A FULL VIRTUAL TOUR IS AVAILABLE ON OUR WEBSITE AND ON OUR YOUTUBE CHANNEL • Rare and exciting opportunity to purchase new build bungalow in the popular village of Tillington • WARRANTY - 10 YEAR PROFESSIONAL CONSULTANT'S CERTIFICATE.

## GENERAL INFORMATION

### Tenure

Freehold

### Services

Mains electricity, water are connected to the property. Private drainage. Air Source Heating.

### Outgoings

Council tax TBC new build

### 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](http://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

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.

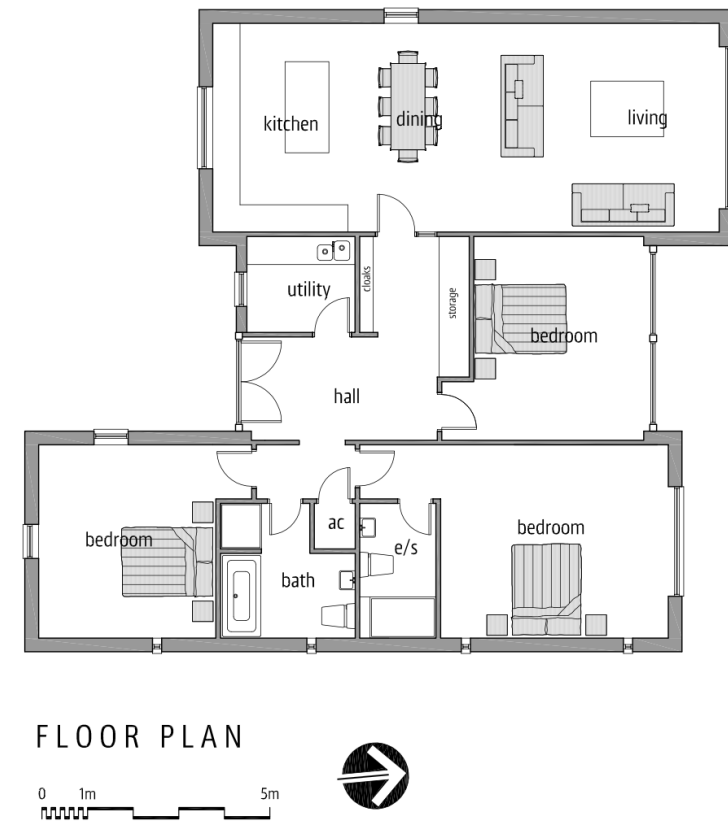


## DIRECTIONS

From Hereford City proceed onto A438 Whitecross Road, at the roundabout take the third exit onto Three Elms Road A4110, at the traffic lights turn left onto A4103 and turn right onto Tillington Road, after approximately 3.5 miles past Burghill Primary school turn left onto Crowmoor Lane, which is opposite Tillington Village shop. Proceed along Crowmoor Lane and the site development can be found on the right hand side as indicated by the Agents For Sale Board. For those who use 'What3words' ///cuff.rainy.headrest







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## OVERVIEW

A rare and exciting opportunity to purchase in the village of Tillington, three newly constructed detached 3 bedroom bungalows, built by a privately owned local Developer Drummond Property, who have a wealth of experience, and a strong track record, focusing on attention to detail, with a high specification on their new builds. Plot 1. is 1,754 sq ft (163 m2), with higher than average vaulted ceilings to the main reception room areas 3.0m (9' 10" ), and higher than average ceilings to all other areas 2.53m (8' 4"). Accommodation comprises; spacious entrance hall, open plan kitchen/living/dining, utility room, master bedroom and en-suite shower room, 2 further bedrooms, and having designer interior fittings, air source heating, good size gardens, patio and paving, ample parking, and the position of these new builds have some quintessential views across west Herefordshire towards the Welsh mountains.

In more detail the property comprises:

## SPECIFICATIONS

### KITCHEN APPLIANCES

CDA 300mm Freestanding / Under Counter Wine Cooler Black - FWC304B  
NEFF 70/30 Nofrost LED Intergrated Fridge Freezer with Digital Temperature Control DTB - KI7861SE0G  
2 x NEFF N70 Home Connect Built In Single Ovens with Slide & Hide Handle Graphite Grey 60cm - B54CR31G0B – Hide and slide door function  
NEFF N70 Twist Touch Combi Induction Venting Hob Black Glass 80cm DTB - V58NHQ4L0  
NEFF N50 Home Connect Fully Integrated Vario Hinge Dishwasher 60cm DTB - S175HTX06G  
Reginox Attenzi 3 in 1 Hot Water Tap Chrome  
Worktop Quartz Compac Glazier  
1.5 bowl sink with boiling tap

### OFF PLAN MEASUREMENTS

Higher than average ceilings to Main Reception Areas: 3.0m (9' 10" )  
Higher than average ceilings to All other Areas: 2.53m (8' 4")  
Reception Hall 4.76m x 4.46m (15' 7" x 14' 8")  
Kitchen/Living Area Overall measurement: 5.0m x 5.90m (16' 5" x 19' 4")  
Living Area: 5.20m x 5.0m (17' 1" x 16' 5")

Utility Room: 2.26m x 2.0m (7' 5" x 6' 7")  
Bedroom 1. 4.30m x 6.80m (14' 1" x 22' 4")  
En-Suite Shower: 1.59m x 3.13m (5' 3" x 10' 3")  
Bedroom 2. 4.50m x 4.23m (14' 9" x 13' 11")  
Bedroom 3. 3.64m x 4.47m (11' 11" x 14' 8")  
Bathroom 3.14m x 2.92m (10' 4" x 9' 7")

### INTERNAL

Flooring  
Provence Limestone 60cm x 1.5cm in free running lengths  
Engineered oak flooring – Muscat 934 , 14/3 X 190 X 1900MM ABCD INV OILED  
Carpet wool loop Silver Larch HCT3001

Feature Brick Fireplace  
Multi fuel stove  
Charlton & Jenrick BPV5W

Central Heating valve cupboard also housing the equipment for the solar panels  
ASHP (Air Source Heat Pump)  
Mitsubishi Ecodan

Main Living Area: Triple Sliding Patio Doors  
Master Bedroom: Sliding Patio Doors  
Bedroom 3. 2 sets of French Style Doors

Airing cupboard housing the pressurised system

The spacious hallway has ample storage cupboard

### WARRANTY

10 YEAR PROFESSIONAL CONSULTANT'S CERTIFICATE.

### HEALTH AND SAFETY

All site viewings are strictly through Stooke, Hill and Walshe 01432 343477.  
Unauthorised entry onto this site is strictly prohibited at all times.

### AGENTS NOTE

The Developer has the right to change or amend any specifications if necessary.  
Plans/images/video are for representational purposes only.

## 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...

- ✓ Higher than average ceilings to Main Reception Areas: 3.0m (9' 10" )
- ✓ Higher than average ceilings to All other Areas: 2.53m (8' 4")
- ✓ Reception Hall 4.76m x 4.46m (15' 7" x 14' 8")
- ✓ Kitchen/Living Area Overall measurement: 5.0m x 5.90m (16' 5" x 19' 4")
- ✓ Living Area: 5.20m x 5.0m (17' 1" x 16' 5")
- ✓ Utility: 2.26m x 2.0m (7' 5" x 6' 7")
- ✓ Bedroom 1. 4.30m x 6.80m (14' 1" x 22' 4")
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- ✓ Bathroom 3.14m x 2.92m (10' 4" x 9' 7")

## And there's more...

- ✓ Contemporary style new homes
- ✓ Attention to detail
- ✓ Highest quality
- ✓ Local developer