

FOR  
SALE



Plot 2, Wellfield Rise, Clifford, Hereford HR3 5HF

£582,500 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)



## PROPERTY SUMMARY

A newly constructed detached house, on an exclusive village development, about 1870 sq feet with 4 bedrooms (1 en-suite), solar panels, air source heating, large garage with studio room over, gardens and lovely rear views.

## POINTS OF INTEREST

- *Newly constructed detached house*
- *Small village development*
- *Just 2.5 miles from Hay-on-Wye*
- *4 bedrooms (1 en-suite)*
- *Excellent living space with sun room*
- *Double garage with home office/hobby room*
- *EPC Rating A*
- *Viewing highly recommended*
- *To include fitted carpets where appropriate.*



## ROOM DESCRIPTIONS

### Ground Floor

#### Canopy porch

With oak pillars, door to

#### Entrance hall

Understairs storage cupboard with underfloor heating manifold.

#### Lounge

Recessed fireplace with brick surround, hardwood mantel and flagstone hearth - ideal for woodburning stove, etc, windows to front and side, smoke alarm, double doors to the rear.

#### Open-plan Kitchen/Dining/Living Room

With laminate flooring throughout.

The kitchen is fitted with a range of dual colour contemporary-style base and wall mounted units with Mirostone worktops, including a breakfast bar and splashbacks, 1 1/2 bowl sink unit, 2 built-in electric ovens, 4-ring induction hob with extractor hood, built-in microwave, built-in fridge/freezer, built-in dishwasher, windows to front and side, walk-in store cupboard.

The living area has Velux windows, double doors with full-length side windows, to the rear garden, and access to

#### Sun room

With Velux roof lights and double doors to the garden

#### Inner Hall

#### Downstairs cloakroom

WC, wash hand basin with cupboard under, laminate flooring, extractor fan.

#### Utility Room

With base and wall mounted units, worksurfaces and splashbacks, sink unit, plumbing for washing machine, extractor fan, window and door to the rear.

#### A staircase leads from the entrance hall to the

#### First floor landing

With hatch to roof space, smoke alarm, radiator, central heating programmer.

#### Bedroom 1

Radiator, windows to side and rear, En-suite Shower Room having large shower cubicle with boarded walls and glass screen, mains overhead and hand-held fittings, wash hand basin with cupboards under, WC with concealed cistern and storage units, electric heated towel rail, wall mounted mirrored cupboard, window, extractor fan.

#### Bedroom 2

Radiator. window to rear.

#### Bedroom 3

Radiator, windows to front and side.

#### Bedroom 4

Radiator, windows to front and side.

#### Bathroom

suite comprising bath with mixer tap and mains overhead and hand-held shower fittings, shower boarded walls and glass screen, wash hand basin with cupboard under, WC with concealed cistern and storage cupboard, electric heated towel rail, extractor fan, window, wall mounted mirrored storage cupboard.

#### Outside

The property is approached over a shared tarmacadam drive that leads to a good-size parking area with Large Garage with electric roller shutter door, light, power, smoke alarm, side door to a hall area with door to the rear patio and staircase to the first floor Studio Room with 2 velux roof windows and electric heater.

The front of the property is open-plan and laid to lawn with a flagstone pathway. There is side access, via a gate, to the rear garden which has been landscaped and includes a large flagstone patio with brick retaining wall and lawn beyond, enclosed by close-boarded fencing and hedging. Outside lights, power sockets and water tap. Air-source heat pump.

#### Services

Mains water and electricity are connected. Private (shared) drainage system. Air-source heating. Solar panels. Telephone (subject to connection charges).

#### Agents Note

1. The property will have a Buildzone Warranty.
2. Joint Agents - Sunderlands The Pavement, 3 Pavement House, Hay-on-Wye HR3 5BU Phone: 01497 822522 email: hay@sunderlands.co.uk
- 3 Plot 2 will include fitted carpets where appropriate.

#### Directions

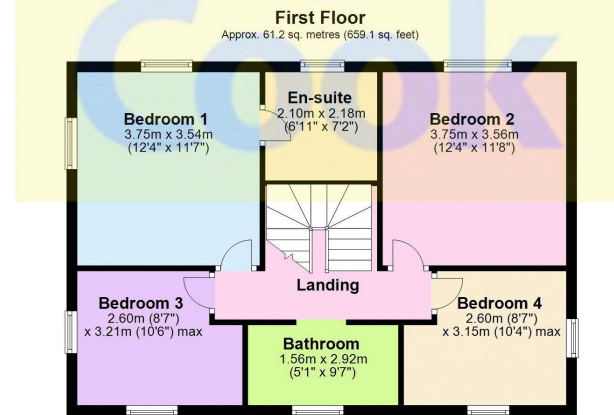
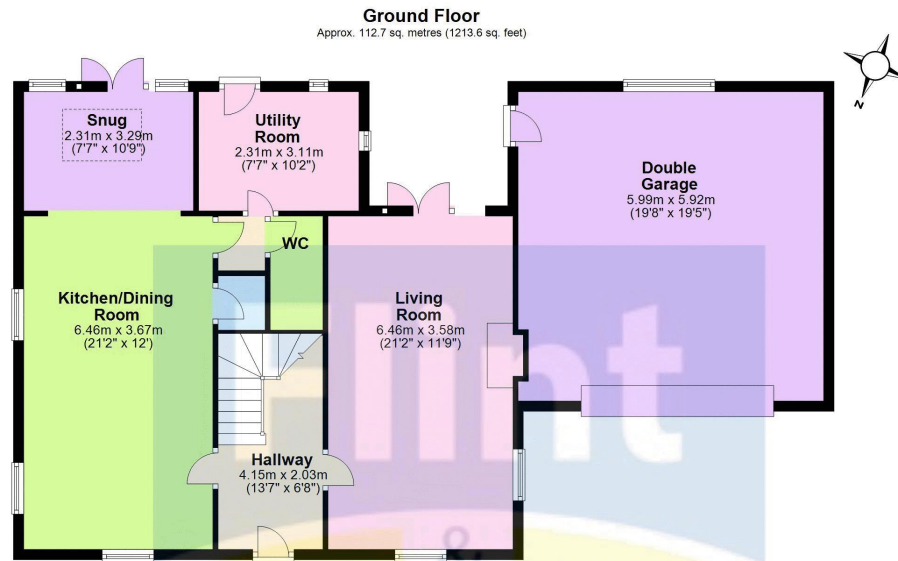
From Broad Street in Hay-on-Wye proceed north-east towards Wye End Road (B4350). Continue on this road for approximately 2 miles into the village of Clifford. Wellfield Rise will be found on the right-hand side.

#### Viewing

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

#### Money Laundering Regulations

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



Total area: approx. 174.0 sq. metres (1872.6 sq. feet)

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

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

**Flint & Cook Privacy Statement:** We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website,

[www.flintandcook.co.uk](http://www.flintandcook.co.uk)