

FOR
SALE



Plot 6 Church View, Norton Canon, Hereford HR4 7BH

£425,000 - Freehold

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

PROPERTY SUMMARY

Newly constructed detached house on an exclusive gated village development with lovely views. 3 bedrooms, 1 en-suite, bedroom 4/study, integral garage, parking and manageable garden. Viewing highly recommended.

POINTS OF INTEREST

- *Newly constructed detached house*
- *Exclusive village development*
- *Lovely rear views*
- *3 Bedrooms (1 en-suite)*
- *Bedroom 4/Study*
- *Integral garage, manageable garden*



ROOM DESCRIPTIONS

Canopy Porch

With paved entrance ramp.

Entrance Hall

Smoke alarm, radiator, storage cupboard with alarm control panel.

Downstairs Cloakroom

WC and wash hand-basin, part tiled walls and tiled floor, extractor fan and window.

Lounge

Radiator and window to the front.

Kitchen/Dining Room

Well fitted with a range of contemporary style units with granite?? worksurfaces and splashbacks, built-in electric double oven, 4-ring hob and extractor hood, built-in dishwasher, built-in fridge/freezer, 1½ bowl sink unit, radiator, smoke alarm, 2 windows to rear, side entrance door.

Utility Room

Base units and worksurface with tiled splashback, sink unit, plumbing for washing machine, radiator, extractor fan, window and door to canopy porch and connecting door to the garage.

A staircase leads from the Entrance Hall to the

Landing

Smoke alarm, central heating thermostat, radiator, hatch to roof space, cupboard housing hot water cylinder.

Bedroom 1

Radiator, window to rear and door to the En-suite Shower Room with tiled walls and floor, shower cubicle with mains fitment, wash hand-basin with cupboard under, ladder style radiator, shaver point, extractor fan, window.

Bedroom 2

Radiator, window to the front.

Bedroom 3

Window to rear, 2 radiators.

Bedroom 4/Study

Radiator, window to front.

Bathroom

Tiled walls and floor, white suite comprising bath with mixer tap, mains shower, glass screen, wash hand-basin with cupboards under, ladder style radiator, extractor fan, shaver point, window to rear.

Outside

To the front of the property there is a gravelled parking area and the GARAGE with up-and-over door, light, power and the gas (LPG) central heating boiler. To the side of the property there is a lawn and access to the rear garden where there is a paved patio and lawn. Outside lights and water tap.

Agents Notes

1. From 1st August 2023 the residents are paying £40 pcm for maintenance of private road, electric gates, insurances and sewage treatment plant.
2. Newly fitted carpets and curtains are included.

General Information

Tenure & Possession

Freehold - vacant possession on completion.

Services

All mains services are connected. Gas-fired central heating.

Outgoings

Council Tax Band - To be assessed.

Water and drainage are payable.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

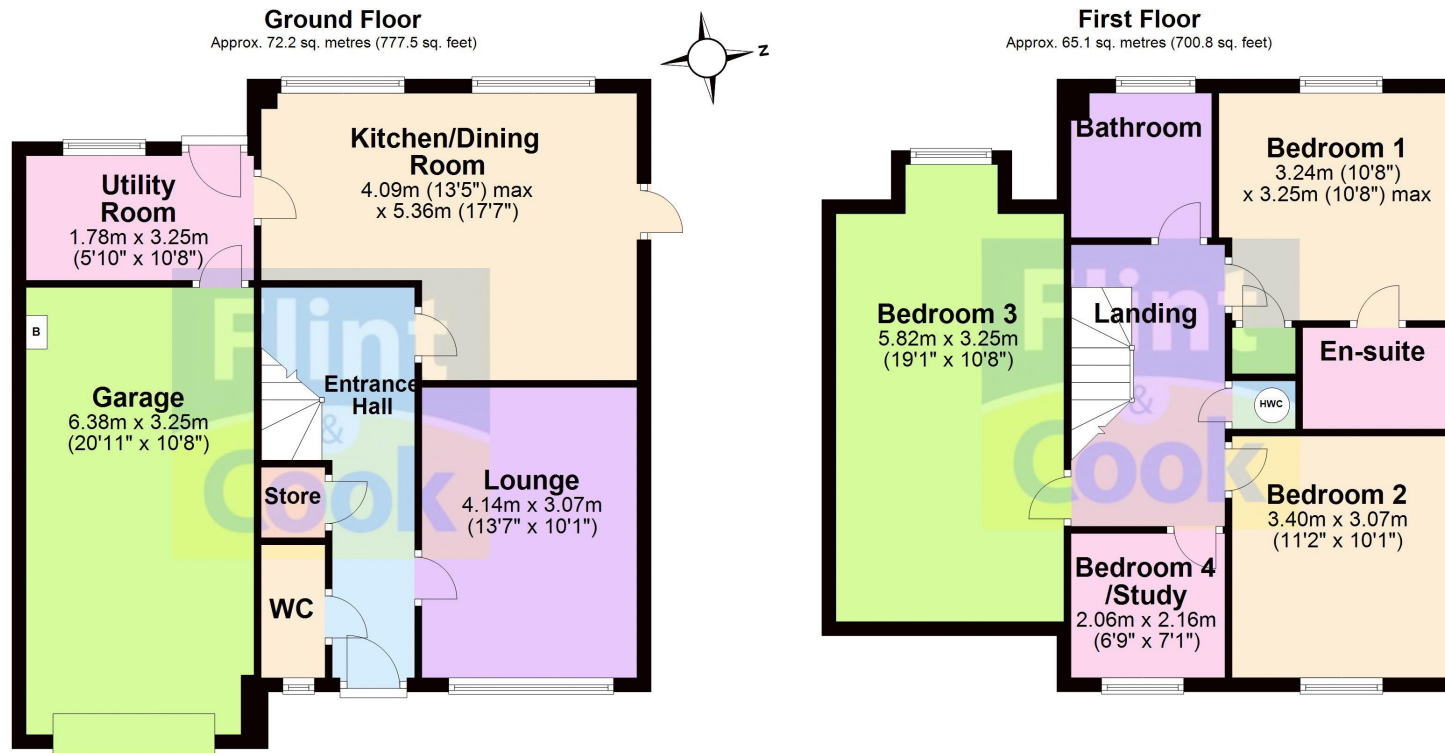
Money Laundering Regulations

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm



Total area: approx. 137.3 sq. metres (1478.3 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		100
(81-91) B		
(69-80) C	74	
(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		