

FOR  
SALE



Plot 2 Haystone Court, Preston-On-Wye, Hereford HR2 9FN



£274,995 - To be Advised

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## PROPERTY SUMMARY

Plot 2 Bramley - 3 Bedroom house located in the heart of popular village with high quality specifications, double parking spaces, triple glazing, solar panels, air source heating. Views over open country-side. 10 year structural warranty.

## POINTS OF INTEREST

- *Newly built 3 bedroom house*
- *Popular village location*
- *High specification*
- *Air source heating*
- *Triple glazing/solar panels*
- *Views over open countryside*
- *EV Charger*
- *Underfloor heating ground floor*



## ROOM DESCRIPTIONS

### Plot 2 - Bramley

#### Lounge/Dining Room

23' 4" x 11' 0" (7.11m x 3.35m)

Bright and airy with two sets of French Doors onto the garden and an additional large glazed panel to the side making the most of the countryside surroundings.

Open plan access to Kitchen.

#### Kitchen

11' 4" x 9' 9" (3.45m x 2.97m)

Contemporary kitchen units with worktop. Features a range of cupboards, built in eye level oven, induction hob and cooker hood as well as built in dishwasher and fridge/freezer.

#### WC

4' 8" x 3' 6" (1.42m x 1.07m)

Modern white soft close toilet with built in flush, white hand basin with chrome tap and tiled splashback

#### Hall

11' 6" x 5' 8" (3.51m x 1.73m)

Solid oak doors leading to kitchen, lounge/diner and cloakroom. Stairs leading to first floor.

#### Bedroom 1

11' 4" x 15' 0" (3.45m x 4.57m)

#### En-suite

5' 9" x 5' 5" (1.75m x 1.65m)

Contemporary ensuite bathroom with generous rainfall shower and low profile shower tray. Grey porcelonsa tiles, white hand basin and soft close toilet with built in flush.

#### Bedroom 2

8' 4" x 9' 9" (2.54m x 2.97m)

Built in storage cupboard/wardrobe

#### Bedroom 3

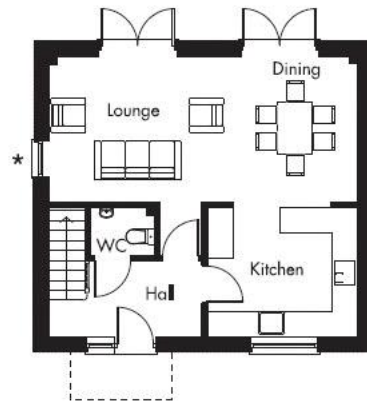
10' 4" x 7' 4" (3.15m x 2.24m)

Views over the countryside

#### Bathroom

6' 7" x 5' 8" (2.01m x 1.73m)

Shower over bath with glass shower screen, rainfall shower head and hand held attachment. Tiled floor and half walls (full tiling over bath). Wall hung vanity basin unit with chrome tap and soft close toilet with built in flush. Heated chrome towel rail.



## Ground floor

Lounge/Dining	7150mm X 3379mm 23'4" X 11'0"
Kitchen	3475mm X 3019mm 11'4" X 9'9"
WC	1476mm X 1124mm 4'8" X 3'6"
Hall	3550mm X 1769mm 11'6" X 5'8"

\* Side windows on plot one only



## First floor

Bedroom 1	3475mm X 4598mm 11'4" X 15'0"
En-suite	1800mm X 1674mm 5'9" X 5'5"
Bedroom 2	2574mm X 3019mm 8'4" X 9'9"
Bedroom 3	3174mm X 2279mm 10'4" X 7'4"
Bathroom	2052mm X 1789mm 6'7" X 5'8"

\*The dimensions shown are approximate maximum and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. Kitchen layouts are indicative only. Please consult the Sales Adviser on-site for specific kitchen layouts. This information is for guidance only and does not form part of any contract or constitute a warranty. All elevations are an approximation of materials and finishes. Please consult the Sales Adviser for specific materials and finishes. The areas given are approximate and include garages.

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