

FOR
SALE



Plot 2 Wellfield Rise, Clifford, Hereford HR3 5HF

£595,000 - Freehold

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

PROPERTY SUMMARY

PLOT 2- Newly constructed detached house on a small development in a sought-after village just 2.5 miles from the Market Town of Hay-on-Wye. Excellent living space, 4 bedrooms, solar panels, air source heating, gardens and double-garage with home office/hobby room. EPC Rating A.

POINTS OF INTEREST

- *Plot 2 - 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*



ROOM DESCRIPTIONS

Description

First release on this exclusive development of just 4 detached properties, which lie within the heart of the highly sought-after village of Clifford, close to the River Wye and just 2.5 miles from the thriving market town of Hay-on-Wye. In Clifford there is a primary school, church and village hall/community centre. Hay-on-Wye is renowned for its number of independent businesses and bookshops, together with primary and secondary schools, a doctors surgery, sports clubs and some world renowned local walks on the Brecon Beacons, Hay Bluff, etc. Constructed by respected local builders (JG Price and Sons undertaken numerous other local developments) with high levels of insulation, air source heating, solar panels, double-glazing and there will be landscaped gardens. The accommodation will comprise:

Ground Floor

Spacious Reception Hall

Sitting Room

With feature fireplace and double doors to the rear garden.

Luxury Kitchen/Dining Room

With a range of units and built-in appliances and access to the Sun Room

Sun Room

With Velux roof lights and double doors to the garden.

Inner Hall

With downstairs WC

Utility Room

With door to the rear garden.

First floor

4 double bedrooms, 1 with en-suite shower room, Bathroom with bath, wash hand basin, WC and separate shower

Outside

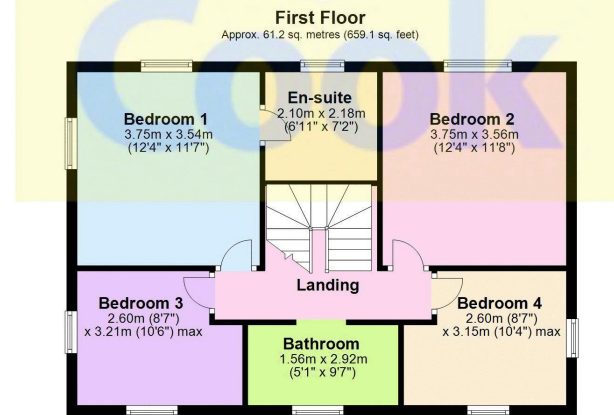
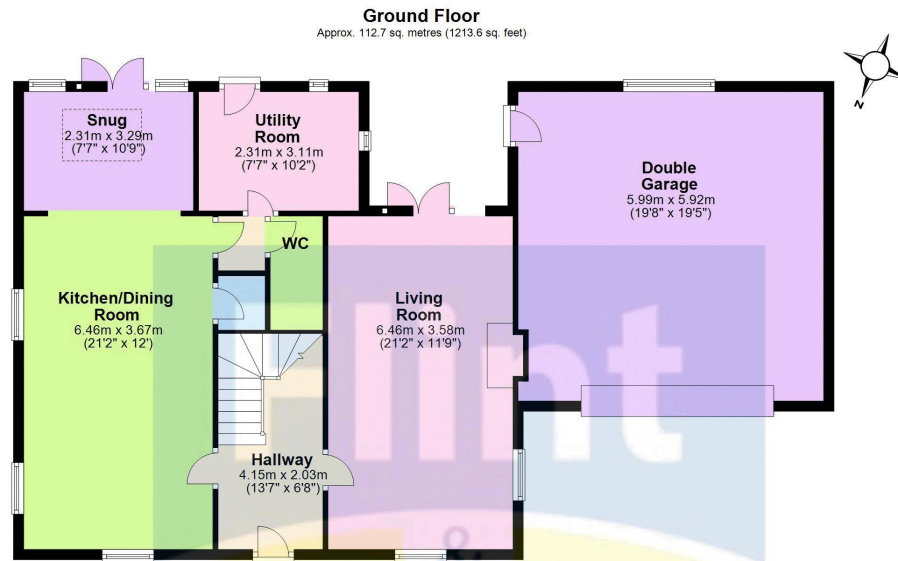
Double garage with home office/hobby room over. The property will stand in good-size gardens with lovely views to the rear.

Services

Mains water and electricity are connected. Private (shared) drainage system. Air-source heating.

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



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

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

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