

FOR  
SALE



Plot 4 Wye Close, Wilton, Ross-on-Wye, Hereford HR9 6AE

£545,000 - Freehold

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



## PROPERTY SUMMARY

Plot 4 is the first release on this exclusive, gated, development of just 5 properties in the hamlet of Wilton which lies about a mile north of the thriving market town of Ross-on-Wye with excellent access to the A40 and the M50 motorway (junction 3) providing access to South Wales and the Midlands. Ross-on-Wye had a wide range of shopping amenities, primary and secondary schools, sports facilities and there are 2 excellent 18-hole golf courses and the local theatre. Traditionally constructed to a very high standard, by local developers, and designed for ease of maintenance and to be highly energy efficient with air-source heating (underfloor), solar panels, floor coverings and tiling throughout the ground floor and fitted carpets to the first floor, high levels of insulation and of a superb finish with a high quality fitted kitchen and electric garage door, electric car charging point, excellent parking and a good size rear garden with large patio.

## POINTS OF INTEREST

- *Newly constructed detached house*
- *Garage*
- *Good size gardens*
- *Close to River Wye*
- *Small gated development*
- *High quality fittings*
- *Highly energy efficient*
- *Air source heating*
- *Excellent parking*
- *Electric car charging point*



## ROOM DESCRIPTIONS

### Canopy Porch

With door into the

### Entrance Hall

With understairs store cupboard and tiled floor.

### Downstairs Cloakroom

With corner wash hand-basin and cupboard under, WC, extractor fan.

### Lounge

Window to front and sliding doors to the

### Kitchen/Dining Room

Tiled floor, range of contemporary style base and wall units with granite worksurfaces, built-in electric oven, 4-ring induction hob with in-built extractor, wine cooler, built-in fridge/freezer, built-in dishwasher, window and bi-fold doors to the rear.

### Utility Room

Tiled floor, granite worktop, built-in washing machine and tumble dryer, storage units with sink, window and door to rear.

### Staircase leads from the Entrance Hall to the

### First floor landing

Hatch to boarded roof space with light and hot water cylinder, cupboard with underfloor heating manifold.

### Bedroom 1

Window to rear, DRESSING ROOM with window, EN-SUITE SHOWER ROOM with tiled walls and floor, shower cubicle with mains overhead and handheld fittings, corner wash hand-basin with cupboard under, WC, extractor fan, window.

### Bedroom 2

Window to front.

### Bedroom 3

Window to front.

### Bedroom 4

Storage cupboard and window to front.

### Bathroom

Tiled walls and floor, white suite comprising bath with mains shower fitment, glass screen, wash hand-basin and cupboard under, WC, window to side, extractor fan.

### Outside

To the front of the property there is a large block-paved driveway and an open plan lawned garden with border shrubs and there is the INTEGRAL GARAGE with electric remote controlled up-and-over door, electric car charging point, solar panel control, light, power and electric fuseboard. There is side access to the large southfacing rear garden which is enclosed by fencing and has a large patio, a lawn and garden shed. Outside lights, outside tap and air-source heat pump.

### Services

Mains water, electricity and drainage are connected. Solar panels. Air-source heating.

### Agent's Note

1. The property is Architect Certified.

### Outgoings

Council tax band - to be assessed.

Water and drainage - rates are payable.

### Money Laundering Regulations

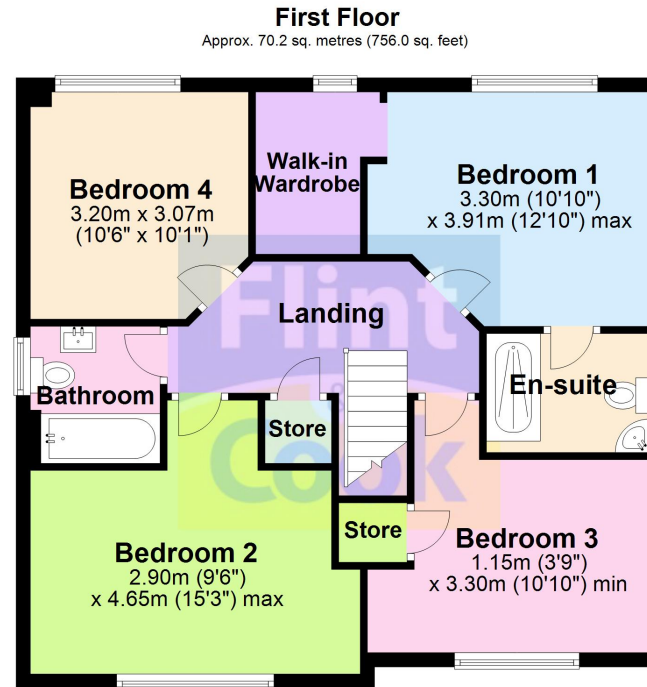
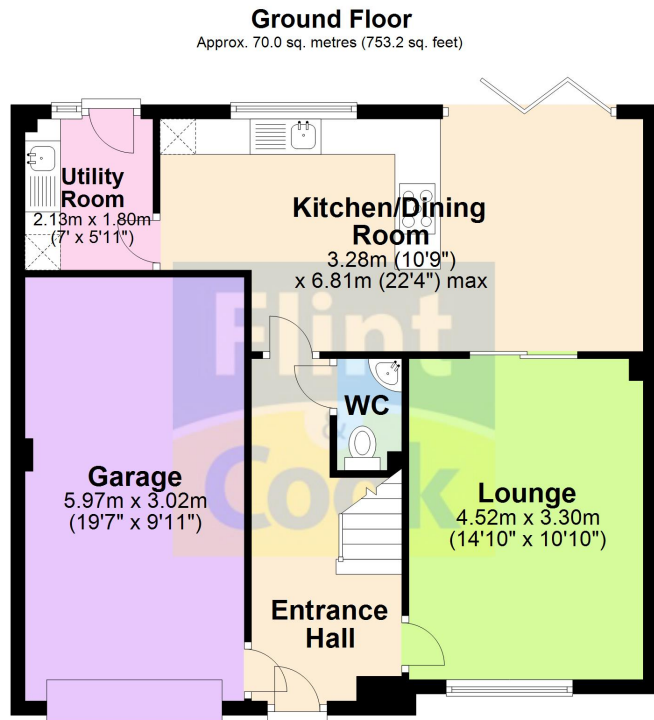
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

From the centre of Ross-on-Wye proceed towards the Wilton roundabout and, at Bennetts Garage, turn immediately left into the sliproad and then proceed for about 200 yards and turn left into the gated entrance into Wye Close and the property is located in-front of you. What3words - lays.access.indirect



Total area: approx. 140.2 sq. metres (1509.2 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)