

FOR  
SALE



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

£440,000 - Freehold

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## 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.

## 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**

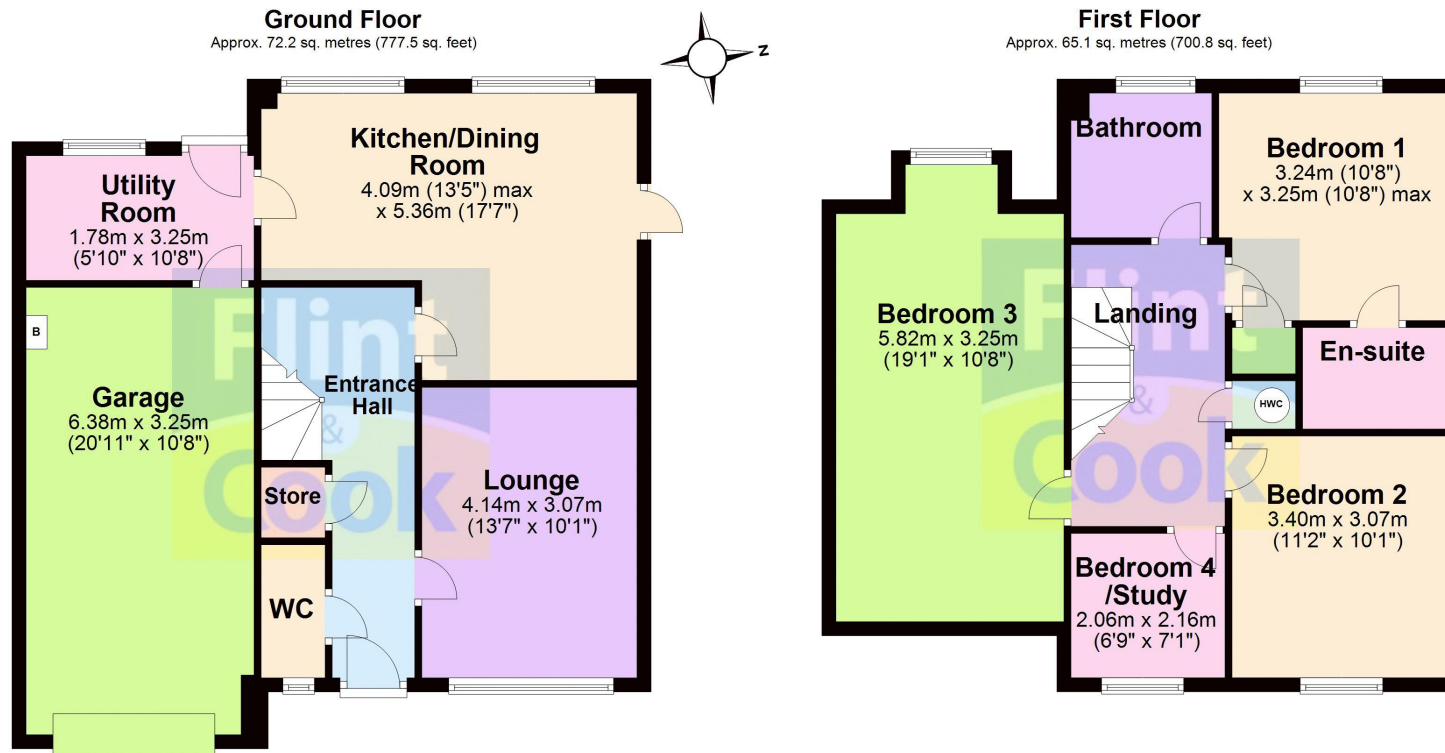
Tiled walls and floor, white suite comprising bath with mixer tap, mains shower, glass screen, wash hand-basin with cupboards under, ladder style radiator, extractor fan, shaver point, window to rear.

### **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 Note**

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



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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