



1 St. Peters Field, Whitestone, Hereford, HR1 3TF

Offer Over £500,000



ANDREW MORRIS
Estate Agents

Build date: 2017

Area: 158 square metres / 1,700 square feet

Description: This detached, four double-bedroom family home offers spaciouly designed and beautifully presented accommodation throughout. Built in 2017 as the show home for the development the home boasts 1,700 square feet of accommodation together with a double garage having ample driveway parking in front and private rear gardens. A central hallway offers access into the cosy and spacious front living room, the versatile home office that could also be used as a play-room for younger children, the downstairs toilet and the open-plan kitchen/dining/family room which is the social heart of this home. There is also a utility room situated off the kitchen area. Upstairs are four bedrooms, all large enough to fit a double bed and furniture as well as all already having built-in wardrobes. There is also an en-suite bathroom off the principal bedroom and a family bathroom.

Location: The property occupies a pleasant position at the end of a private cul-de-sac situated on the edge of the popular east Herefordshire village of Whitestone. This unique position allows for a pleasant outlook over greenery whilst offering ample driveway parking and turning space. The village, together with the neighbouring village of Withington, is well served by a host of everyday amenities. The property also enjoys easy road access to the A4103 Hereford-Worcester Road also giving access to the Whitestone Business Park with its number of businesses. The Cathedral city of Hereford stands 5 miles away boasting a wealth of shops, bars, restaurants and facilities to include County Hospital, railway station, leisure centre, theatre and cinema.



Accommodation: Approached from the front, in detail the property comprises:

Hallway: having stairs to first floor with storage under, doors to living room, kitchen/dining/family room, office and downstairs toilet.

Living Room: 16'6" x 12'4"

Kitchen/Dining/Family Room: 13'3" x 30'6" (max) - Kitchen Area offers a range of fitted units, quartz work surface with under-set sink and breakfast bar, 5 ring gas hob with extractor hood over, built-in double oven, wine cooler, integrated full height fridge and dishwasher, door to the utility room. Dining and Family Areas offer two sets of French doors opening to the rear garden.

Utility: 5'1" x 6' - having fitted units, work surface with under-set sink, integrated washing machine, space for tumble dryer, wall unit housing boiler, door to side pathway.

Home Office or Play Room: 9'8" x 10'7"

Downstairs Toilet: having toilet and wash basin.

Stairs in the hallway lead to the Landing: having attic hatch, double door airing cupboard, doors to bedrooms and bathroom.

Bedroom One: 13'7" x 14'12" - built-in wardrobes spanning depth of the room, door to the en-suite.

En-Suite: 8'3" x 6'7" - having bath, cubicle with mains mixer shower, toilet, pedestal wash basin, heated towel radiator.

Bedroom Two: 9'8" x 11'6" - built-in double door wardrobe.

Bedroom Three: 11'4" x 12'5" - built-in double door wardrobe.

Bedroom Four: 8' x 12'2" (max) - built-in double door wardrobe.

Bathroom: 6'7" x 8'3" - bath, cubicle with mains mixer shower, toilet, wash basin with vanity unit, heated towel radiator.

Outside: To the immediate front of the property is a gravel garden. To the side of the property there is a tarmac driveway allowing parking for multiple vehicles and sitting in front of the Double Garage: 16'6" x 18' - having two up & over doors, hatch to roof storage space, light, power points and offering space for appliances. A side gate from the parking area leads to the rear garden having patio seating area and artificial lawn and raised flower bed border. There is also an additional gravel area located at the rear of the garage ideal for storage.

Council Tax Band - F

Services - All mains services are connected to the property. There is a gas central heating system.

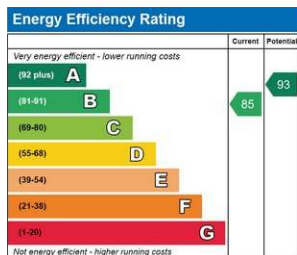


KEY FEATURES

- Detached family home
- Four double bedrooms
- Open-plan kitchen/dining/family room
- Spacious and beautifully-presented
- Living room and home office
- Two bathrooms and downstairs toilet
- Driveway parking and double garage
- Popular and convenient village



FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
Plan produced using PlanUp.



Route Directions: The property can be found by leaving Hereford on the A4103 Hereford - Worcester Road. Proceed for approximately 3 miles and turn left, signposted Withington. Turn immediately right and then immediately left down the driveway. The property will then be located at the end.



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