



## PLOT 7 HAYNSTONE COURT PLOUGHFIELDS

PRESTON-ON-WYE, HEREFORD HR2 9FN

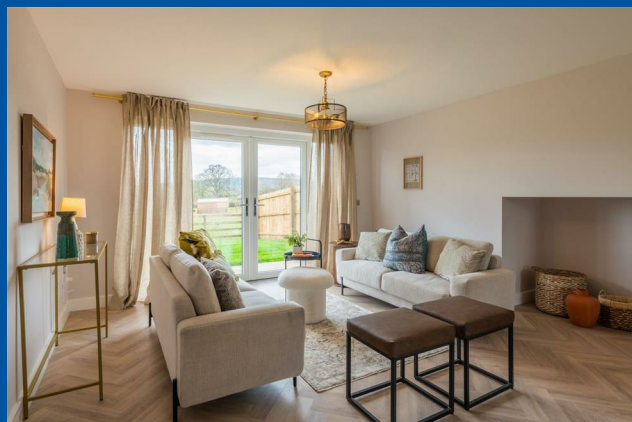
£600,000  
FREEHOLD

LAST PLOT REMAINING - Evelina - Plot 7 a substantial detached house overlooking fields and local countryside with 4 bedrooms, en-suite/walk-in wardrobe, triple glazing, solar panels, air source heat pump, utility, single garage and enclosed garden. 10 year structural warranty.



## PLOT 7 HAYNSTONE COURT

- Solar panels • Stunning new development • 4 Bedrooms, en-suite • Walk-in wardrobe • Air source heating • Views over countryside • EV Charger • Village location • Integral garage.



### Full Description

LAST PLOT REMAINING PLOT - Evelina - Plot 7

A substantial detached house overlooking fields and local countryside with 4 bedrooms, en-suite/walk-in wardrobe, triple glazing, solar panels, air source heat pump, utility, single garage and enclosed garden. 10 year structural warranty.

### Entrance Hallway

Contemporary solid oak doors, matching oak stairs with glass panels. Light oak parquet style flooring. Under stairs storage cupboard. The oversize feature window on the stairs floods the area with light and highlights the views from every angle.

### Lounge

13' " x 25' 6" (3.96m x 7.77m) Generously apportioned lounge with plenty of space to create a separate office zone if required. French doors leading onto the sizeable garden enjoying extensive views of the beautiful Hereford countryside. Large feature fireplace space with chimney. Light oak parquet style flooring.

### Kitchen/Diner

13' 0" x 25' 6" (3.96m x 7.77m) The dining room boasts bifold doors again making the most of the most spectacular views. Open plan leading to a breakfast bar and modern high spec fitted kitchen. Kitchen features a range of fitted units with contrasting worktop. Built in eye level oven and microwave, induction hob and contemporary cooker hood, integrated dishwasher and free-standing American style fridge freezer. The light oak parquet style flooring continues throughout.

### Utility room

6' 3" x 14' 3" (1.91m x 4.34m) Just off the kitchen is a coordinated utility room with additional sink and room for appliances and door to integral garage.

### WC

6' 3" x 3' 8" (1.91m x 1.12m) Ground floor cloakroom with half tiled walls and modern white hand basin and soft close toilet with fitted flush.

### Hallway

### Bedroom 1

13' 0" x 16' 7" (3.96m x 5.05m) The impressive primary bedroom features a Juliet balcony so that you can fully appreciate waking up to the spectacular views. The bedroom has plenty of space for a seating area and benefits from being ready carpeted in a neutral tone.

### Wardrobe

8' 1" x 7' 1" (2.46m x 2.16m) Off the primary suite, there is a walk through wardrobe/dressing area with skylight giving natural light to the space.

### En-suite

8' 3" x 7' 1" (2.51m x 2.16m) A generous modern tiled bathroom with walk in rainfall shower and two skylight windows

### Bedroom 2

12' 8" x 14' 6" (3.86m x 4.42m) A large second bedroom with views to the front of the property

### Bedroom 3

13' 0" x 10' 5" (3.96m x 3.17m) A further double



bedroom, featuring more beautiful countryside views.

#### **Bedroom 4**

12' 8" x 8' 9" (3.86m x 2.67m) The fourth bedroom is also a double making this a spacious family home.

#### **Bathroom**

6' 9" x 6' 4" (2.06m x 1.93m) A modern white bathroom suite with contemporary tiles featuring shower over bath with glass shower screen. Wall hung vanity basin unit with chrome tap and soft close toilet with built in flush. Heated chrome towel rail.

#### **Garage**

9' 7" x 18' 6" (2.92m x 5.64m)

## **PLOT 7 HAYNSTONE COURT**





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating:** Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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