



## PLOT 2, WELLFIELD RISE CLIFFORD HEREFORD HR3 5HF

**£575,000  
FREEHOLD**

This superb detached property is pleasantly located, on a small development of just 4 properties, within the highly favoured village of Clifford, backing on to open farmland and well placed for access to Hay-on-Wye (2.5 miles) and the cathedral city of Hereford (19 miles).

Within Clifford there is a parish hall, church and primary school, and the area is noted for its lovely walks and the River Wye is close at hand.

The structure has recently been completed by highly respected local developers JG Price & Sons (ltd) and the property has been specifically designed to have low maintenance and running costs with high levels of insulation, solar panels, air-source heating and double-glazing, yet with spacious accommodation extending to approximately 1870 sq ft, with high quality fittings and kitchen with an extensive range of built-in appliances. There is also a good-size garage with studio room over - ideal as a home office, gymnasium, games room, etc.

The whole is more particularly described as follows:-

**Flint  
&  
Cook**

## PLOT 2, WELLFIELD RISE

- 4 bedrooms (1 en-suite)
- Excellent living space with sun room
- Just 2.5 miles from Hay-on-Wye
- Small village development
- EPC Rating A
- Viewing highly recommended
- To include fitted carpets where appropriate.
- Newly constructed detached house
- Double garage with home office/hobby room



### Full Description

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### Ground Floor

#### Canopy porch

With oak pillars, door to

#### Entrance hall

Understairs storage cupboard with underfloor heating manifold.

#### Lounge

Recessed fireplace with brick surround, hardwood

mantel and flagstone hearth - ideal for woodburning stove, etc, windows to front and side, smoke alarm, double doors to the rear.

### Open-plan Kitchen/Dining/Living Room

With laminate flooring throughout. The kitchen is fitted with a range of dual colour contemporary-style base and wall mounted units with Mirostone worktops, including a breakfast bar and splashbacks, 1 1/2 bowl sink unit, 2 built-in electric ovens, 4-ring induction hob with extractor hood, built-in microwave, built-in fridge/freezer, built-in dishwasher, windows to front and side, walk-in store cupboard. The living area has Velux windows, double doors with full-length side windows, to the rear garden, and access to

### Sun room

With Velux roof lights and double doors to the garden

### Inner Hall

### Downstairs cloakroom

WC, wash hand basin with cupboard under, laminate flooring, extractor fan.

### Utility Room

With base and wall mounted units, worksurfaces and splashbacks, sink unit, plumbing for washing machine, extractor fan, window and door to the rear.

### A staircase leads from the entrance hall to the

### First floor landing

With hatch to roof space, smoke alarm, radiator, central heating programmer.

#### **Bedroom 1**

Radiator, windows to side and rear, En-suite Shower Room having large shower cubicle with boarded walls and glass screen, mains overhead and hand-held fitments, wash hand basin with cupboards under, WC with concealed cistern and storage units, electric heated towel rail, wall mounted mirrored cupboard, window, extractor fan.

#### **Bedroom 2**

Radiator, window to rear.

#### **Bedroom 3**

Radiator, windows to front and side.

#### **Bedroom 4**

Radiator, windows to front and side.

#### **Bathroom**

suite comprising bath with mixer tap and mains overhead and hand-held shower fitments, shower boarded walls and glass screen, wash hand basin with cupboard under, WC with concealed cistern and storage cupboard, electric heated towel rail, extractor fan, window, wall mounted mirrored storage cupboard.

#### **Outside**

The property is approached over a shared tarmacadam drive that leads to a good-size parking area with Large Garage with electric roller shutter door, light, power, smoke alarm, side door to a hall area with door to the rear patio and staircase to the first floor Studio Room with 2 velux roof windows and electric heater. The front

of the property is open-plan and laid to lawn with a flagstone pathway. There is side access, via a gate, to the rear garden which has been landscaped and includes a large flagstone patio with brick retaining wall and lawn beyond, enclosed by close-boarded fencing and hedging. Outside lights, power sockets and water tap. Air-source heat pump.

#### **Services**

Mains water and electricity are connected. Private (shared) drainage system. Air-source heating. Solar panels. Telephone (subject to connection charges).

#### **Directions**

From Broad Street in Hay-on-Wye proceed north-east towards Wye End Road (B4350). Continue on this road for approximately 2 miles into the village of Clifford. Wellfield Rise will be found on the right-hand side.

#### **Agents Note**

1. The property will have a Buildzone Warranty.

#### **Viewing**

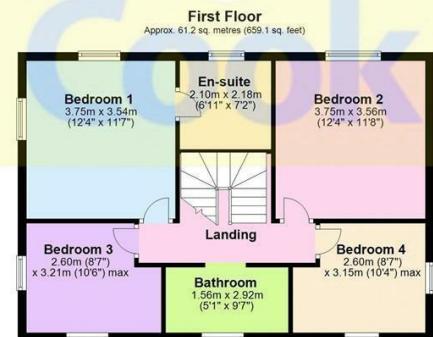
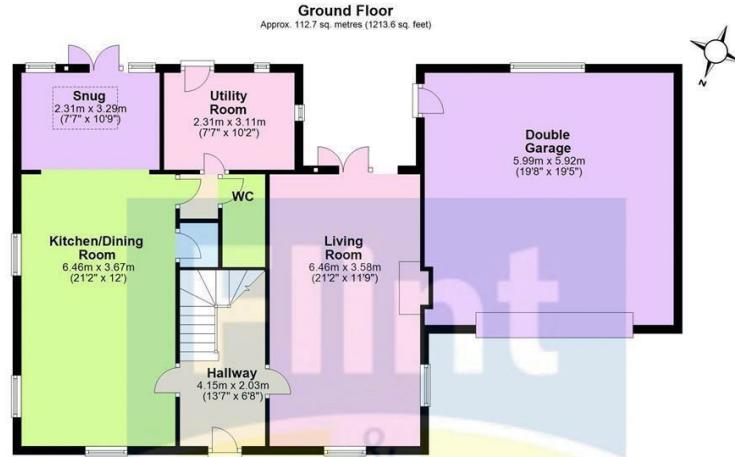
Strictly by appointment through the Agent, Flint & Cook, 01432 355455.

#### **Money Laundering Regulations**

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

### **PLOT 2, WELLFIELD RISE**





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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<span style="background-color: #008000; color: white; padding: 2px;">A</span>		
(81-91)	<span style="background-color: #66CDAA; color: white; padding: 2px;">B</span>		
(69-80)	<span style="background-color: #9ACD32; color: white; padding: 2px;">C</span>		
(55-68)	<span style="background-color: #FFDAB9; color: black; padding: 2px;">D</span>		
(39-54)	<span style="background-color: #FF8C00; color: black; padding: 2px;">E</span>		
(21-38)	<span style="background-color: #FF4500; color: white; padding: 2px;">F</span>		
(1-20)	<span style="background-color: #DC143C; color: white; padding: 2px;">G</span>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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