





THE YEW 3 MONKSBURY PARK

MONKHIDE, HEREFORD HR8 2TU

£530,000

FREEHOLD

RESERVED - The Yew (Plot 3) - Delightfully designed, energy efficient, high quality, link-detached new home by local developer. Peaceful rural hamlet between Ledbury & Hereford. Garden backing onto fields, 3 bedrooms (1 en-suite), high specification kitchen/diner, separate lounge, integrated garage with utility area, side by side parking.

Flint & Cook

THE YEW 3 MONKSBURY PARK

• RESERVED • Viewings available at other times by appointment • Rural location, near Ledbury • 3 Bedrooms, en-suite • Highly energy efficient • Newly constructed detached house • Exclusive development • Good-sized garden • Garage & ample parking • Only two plots remaining!!





Full Description

Last remaining 3 Bedroom Showhome viewings available by appointment.

A newly constructed detached house on an exclusive rural development, highly energy efficient with double glazing and air source heating. There are 3 bedrooms (1 en-suite), garage and gardens.

Plot 3 is a newly constructed house on a small development of 7 properties, in a glorious rural location between the cathedral cities of Hereford (9 miles) and the market town of Ledbury (9 miles) with the M50 motorway link and is also well placed for access to Malvern (13 miles) , Ross on Wye (17 miles) and the catherdral city of Worcester (20 miles) with the M5 motorway link.

Monkhide is a spread out rural hamlet with a section of the former Gloucester to Hereford canal running through it. There are local amenities at Newtown Crossroads with a filling station and shop/post office. Stretton Grandison has a lovely park and church and nursery school, in near by Ashperton there is a well repected primary school, with John Masefield High in Ledbury for secondary school.

The property is being constructed by highly respected developers, Kinspire Homes, who have recently undertaken numerous other successful projects (Ramblers Park, Pilgrim Park, Woodland Park etc).

The property is attractively designed and is highly energy efficient with an air source heat pump for water heating and central heating (underfloor at ground floor), UPVC double glazing, high levels of insulation, electric car charging point and provides well planned accommodation of approximately 1,308 square feet (plus the garage) and has a good sized garden which will have a patio and a lawn.

Ground Floor

Entrance hall with storage cupboard and staircase to the first floor, cloakroom, lounge with bi-fold doors to the rear, kitchen/dining room with window to front and French to the garden, contemporary style units with stone work surfaces and a range of built-in appliances and a Rangemaster induction stove, access to integrated garage with utility storage space.

First Floor

Full height window to front and rear and two storage cupboards. Bedroom 1 has a window to the rear and an en-suite shower room. Bedroom 2 has a windows to the rear and side. Bedroom 3 has windows to the front and side. The bathroom has a bath with an overhead rain shower fitment, vanity unit and heated towel radiator.

Outside

There is a landscaped garden and adjoining garage with electric roller door and hot water cylinder. Hot and cold water supply, outside lights and power. Electric vehicle charging point. Air source heat pump.

Agents Note

1. Images are for illustrative purposes only 2. There will be a 10 year structural warranty

Services

Are mains electricity and water (metered) supply, private (shared) drainage system. High speed broadband to the property. Service charge - there will be a charge for maintainance of the shared drainange system and communal road.

Reservation Fee

£1,500 - refundable subject to sales code of practice.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Opening Hours

Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Tenure & Possession

Freehold - vacant possession on completion.

Directions

Monksbury Park is located in the hamlet of Monkhide towards the end of a shared private drive which is accessed from the A417 between Newtown Cross and Stretton Grandison.Please note - If approaching from Hereford, there is no access via Monkhide and the A4103.

Money Laundering Regulations

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

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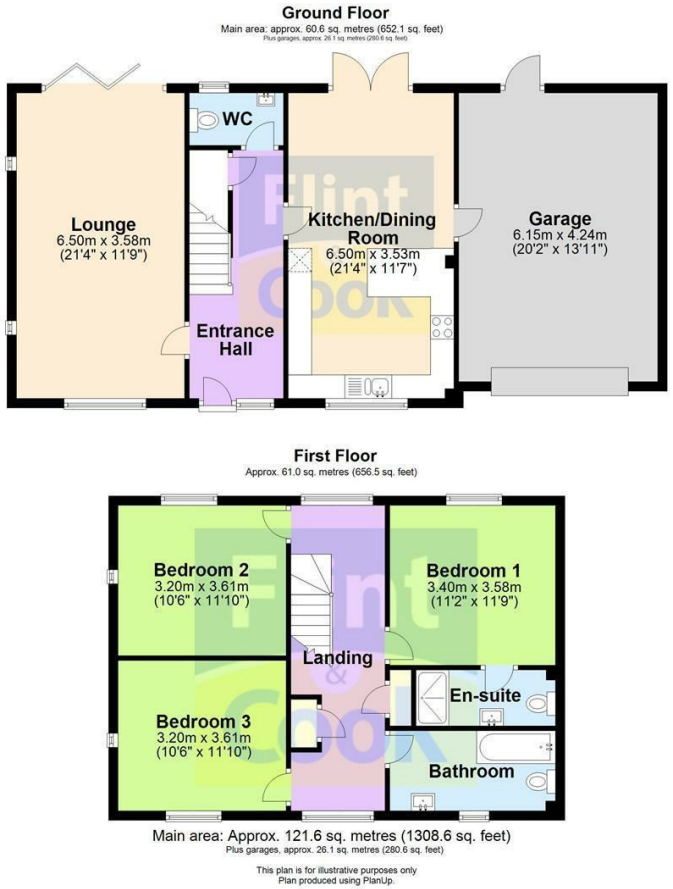



EPC Rating: hereford Council Tax Band: New Build

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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