





4 THE BARN YARD

WOONTON HR3 6QL

Asking Price £450,000

FREEHOLD

Set on this exclusive development of just five properties, a fantastic Border Oak house making an ideal home for a family or those looking to downsize. The property which has been finished to a high standard throughout benefits from air source underfloor heating throughout and comprises three bedrooms with one en-suite and bathroom to the first floor, an open plan feel to the ground floor with a beautifully appointed kitchen and an array of character and charm. Outside the property benefits from ample driveway parking and a rear garden allowing a potential purchaser to provide a bespoke finish just for them. The property is sold with no onward chain and a viewing is highly recommended.

Flint & Cook

4 THE BARN YARD

• Newly built border oak house • Semi detached property • Three bedrooms, one en-suite and bathroom • Sold with no onward chain • Bespoke development of just 5 properties • Popular village location





Ground Floor

With oak framed canopy porch and entrance door leading into the

Entrance Hall

With wood effect flooring, feature oak beams, carpeted stairs leading up with useful under stair storage cupboard, recess spotlights and large openings leading into the

Kitchen/Dining Room

A modern fitted kitchen with ample base cupboards with solid wood work surfaces over, belfast sink with drainer, integrated appliances to include fridge/freezer, Range master classic 90 cooker with ceramic hob, oven and cooker hood over, dishwasher. There is ample space for dining, a double glazed window to the front aspect and door into the utility room.

Living Room

A light and airy living space with dual aspect, a double glazed window to the side and bi-folding doors to the rear, feature beams, spotlights and wood effect flooring.

Utility Room

With fitted base units, solid wood work surfaces over, stainless steel sink and drainer unit, under counter space and plumbing for a washing machine and tumble dryer (both included within the sale), cupboard housing the hot water tank and heating controls, double glazed window and door out to the rear.

Downstairs W/C

With space saving pocket door, low flush w/c, wash hand basin, double glazed window, tiled floor and extractor.

First Floor Landing

With fitted carpet, feature hanging ceiling light, two additional spotlights, double glazed window, loft hatch, storage cupboard housing the first floor heating manifold and doors leading into

Bedroom One with En-suite

A spacious main bedroom with a natural light and airy feel comprising fitted carpet, dual aspect double glazed windows to the front and side, feature oak beam, recess spotlights and door into the

En-suite shower room comprising a large walk in shower with mains fitment rainfall shower head over and tiled surround, low flush w/c, wash hand basin, chrome heated towel rail, spotlights and feature oak beam.

Bedroom Two

A second double bedroom with feature character beam, double fitted wardrobe, recess spotlights, fitted carpet and double glazed window to the front aspect.

Bedroom Three

Comprising fitted carpet, feature beam, velux window, recess spotlights and useful built in storage cupboard.

Bathroom

Three piece suite comprising a panelled bath with handheld shower head attachment over and part tiled

surround, wash hand basin, low flush w/c, double glazed window, chrome heated towel rail, recess spotlights and tiled floor.

Outside

To the front of the property there is a good sized stoned driveway providing off road parking for several vehicles with a good sized area of lawn. To the rear there is a good sized patio area perfect for entertaining. The rear garden is yet to be landscaped so offers potential for a purchaser to create a bespoke garden just for them.

Agents Note

There is an annual maintenance fee for the shared driveway and for the shared drainage system, a management company has been set up for the residents of The Barn Yard.

Directions

What3words/// grad.stunts.unsecured

Money Laundering

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water and electricity are connected. Air source under floor heating. Shared private drainage system.

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

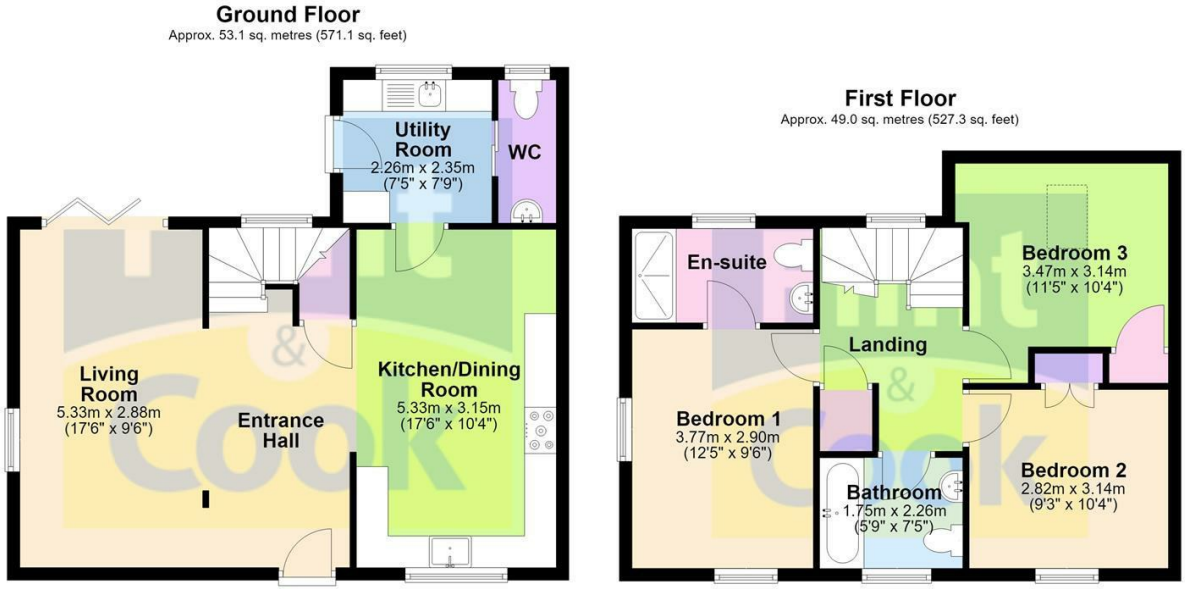
Strictly by appointment through the Agent (01432) 355455.

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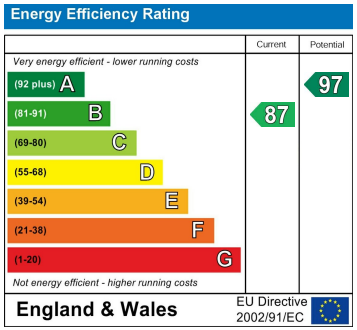






Total area: approx. 102.0 sq. metres (1098.4 sq. feet)





EPC Rating: B HEREFORD Council Tax Band: C

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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