

FOR
SALE



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

£410,000 - Freehold

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PROPERTY SUMMARY

Impressive modern detached house with luxury kitchen/diner, 4 good-sized bedrooms, en-suite shower room, garage, long driveway, must be viewed!

POINTS OF INTEREST

- *Impressive modern detached house*
- *Luxury Kitchen/Dining Room*
- *4 Good sized bedrooms*
- *En-suite Shower Room*
- *Garage and long driveway*
- *MUST BE VIEWED!*



ROOM DESCRIPTIONS

Canopy Entrance Porch

With entrance door through to the

Spacious Reception Hall

With mat-well, feature flooring, radiator, smoke alarm, central heating control, carpeted staircase to the first floor and door to the

Cloakroom

Low flush WC, wash hand-basin with tiled splashback, feature flooring, radiator, double glazed side window and useful understairs store-cupboard.

Lounge

Fitted carpet, two radiators, double glazed bay window to the front aspect with Venetian blinds, TV aerial and telephone points.

Study

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blind.

Luxury Kitchen/Dining Room

Kitchen Area - with 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with splashbacks, built-in 6-ring gas hob with glass splashback and cooker hood over, double glazed window overlooking the rear garden, built-in dishwasher and fridge/freezer, recessed spotlighting, feature flooring, built-in double oven with cupboards above and below. Dining Area - with feature flooring, two radiators, TV aerial point and double glazed, double patio doors to the rear garden and door to the

Utility Room

Single drainer sink unit, wall and base cupboards, worksurfaces with splashbacks, feature flooring, radiator, door the rear garden, extractor fan, wall mounted central heating boiler, built-in washing machine and space for tumble dryer.

Spacious Landing

Fitted carpet, radiator, double glazed window to the side, smoke alarm, access hatch to loft space and built-in Airing Cupboard.

Bedroom 1

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blinds, extensive range of fitted wardrobes with hanging rails and shelving over and central mirrored door, central heating control and door to the En-Suite Shower Room with double shower cubicle with glazed sliding door, low flush WC, pedestal wash hand-basin with tiled splashback, wall mirror, shaver point over, towel rail style radiator, double glazed side window with roller blind, recessed spotlighting, extractor fan, partially tiled wall surround.

Bedroom 2

Fitted carpet, radiator, space for wardrobes, two double glazed windows to the front aspect with Venetian blinds, feature decorative wall.

Bedroom 3

Fitted carpet, radiator, two double glazed windows to the rear with roller blinds, space for wardrobes.

Bedroom 4

Fitted carpet, radiator, double glazed window to the rear, recess ideal for wardrobe.

Bathroom

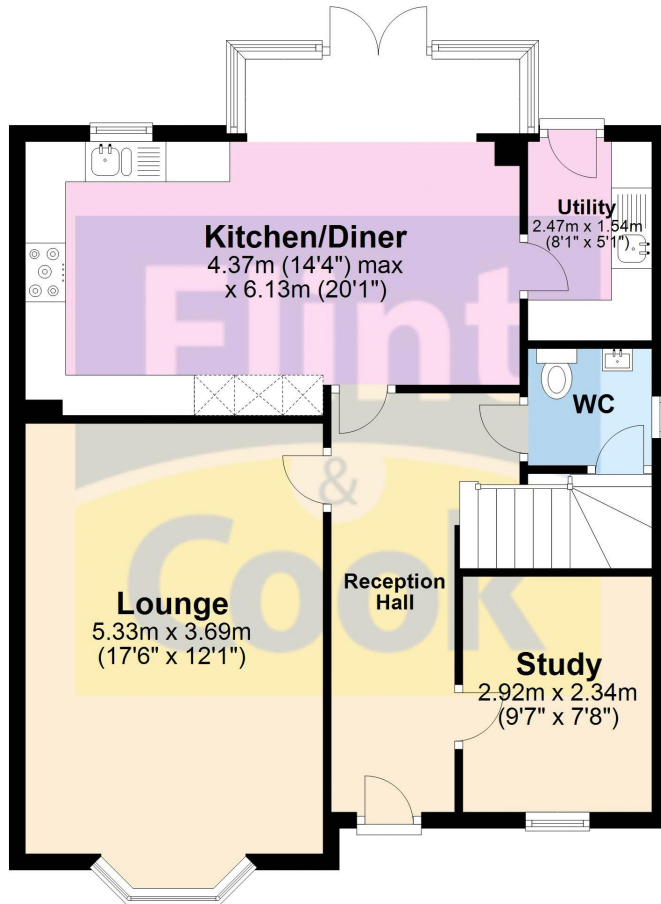
Suite comprising bath with partially tiled wall surround, low flush WC, pedestal wash hand-basin, separate tiled shower cubicle with glazed door, double glazed window with roller blind, extractor fan, towel rail style radiator, partially tiled wall surround.

Outside

To the immediate rear of the property there is a good-sized paved patio entertaining area, a small decked area which then leads onto the remainder of the garden, which is laid to lawn and enclosed by fencing to maintain privacy. At the bottom of the garden there is a raised flower border, a small fenced area laid to bark (currently used as a play area), useful outside tap and side access gate. To the front of the property there is an attractive lawned garden, bordered by flowers and shrubs with a block paved pathway leading to the front entrance door. To the side of the property there is a tarmacadam double length driveway, providing access to the GARAGE with up-and-over door, power and light points and ample storage space.

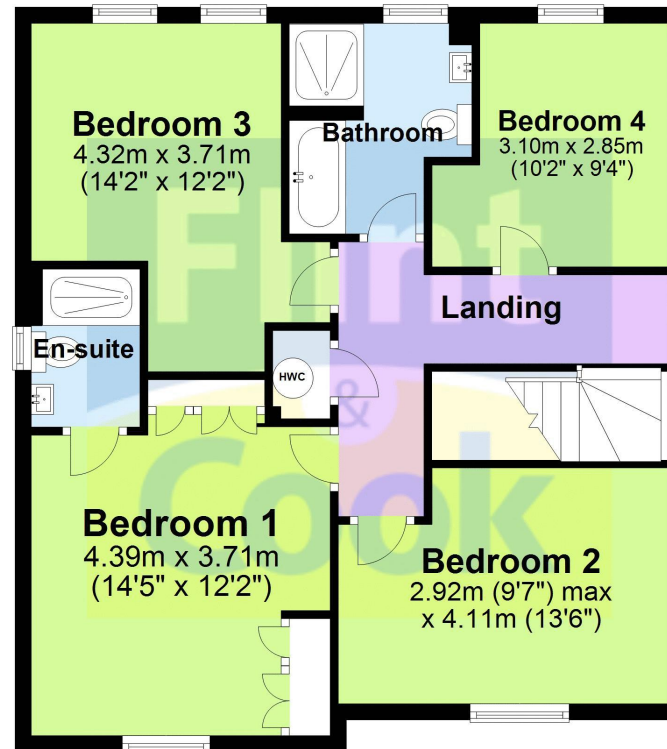
Ground Floor

Approx. 70.1 sq. metres (755.0 sq. feet)



First Floor

Approx. 68.0 sq. metres (731.5 sq. feet)



This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		