

FOR  
SALE



Plot 6 Eign Hill Gardens Old Eign Hill, Hereford HR1 1UA

£425,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Forming part of this exclusive new development in this highly sought-after residential location, an impressive traditionally constructed 4 bedroom detached house offering idea family/retirement accommodation. The property benefits from high levels of insulation and has the added benefit of generously sized living accommodation (approx. 1400 sq.ft), private south-facing garden, off-road parking and we recommend an internal inspection. Hereford City centre is within easy driving distance and there is a popular range of amenities nearby including primary and secondary schools, church, public house, shop, riverside walks and daily bus services.

## POINTS OF INTEREST

- *New constructed 4 bedroom detached house*
- *Large lounge & luxury kitchen/diner*
- *En-suite shower room*
- *Exclusive residential development*
- *Sought-after location*
- *1460 Sq ft approx*
- *NHBC Warranty*
- *Ideal for family or retirement*
- *Available for immediate occupation*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Entrance Porch

With entrance door through to the

### Spacious Reception Hall

Radiator, understairs store cupboard, further store cupboards to the side, stairs to the first floor and door to the

### Downstairs Cloakroom

Low flush WC, wash hand-basin, radiator, window.

### Large Lounge

A light and airy room with 2 radiators, window to the front aspect, double doors to the rear patio and garden.

### Kitchen/Dining Room

Dining area with radiator, window to the front aspect. Kitchen area - comprehensively fitted with a range of wall and base units, ample worksurfaces with splashbacks, 1½ bowl sink unit with mixer tap over, built-in double oven and 4-ring hob with splashback and cooker hood over, radiator, window overlooking the rear garden, built-in dishwasher and refrigerator, door to the

### Utility Room

Radiator, wall mounted gas central heating boiler, worksurface with space and plumbing below for washing machine, extractor fan and door to the rear garden

### First floor landing

Access hatch to loft space, radiator and door to

### Bedroom 1

Radiator, window to the rear and door to the EN-SUITE SHOWER ROOM with suite comprising corner shower cubicle with glazed sliding doors, pedestal wash hand-basin, low flush WC, radiator, window, shaver socket and extractor fan.

### Bedroom 2

Radiator, window to the rear, space for wardrobes.

### Bedroom 3

Window to the front aspect, radiator, space for wardrobes.

### Bedroom 4

Window to the front aspect and radiator.

### Bathroom

Suite comprising panelled bath, separate shower cubicle with glazed sliding doors, pedestal wash hand-basin, low flush WC, radiator, window and extractor fan.

### Outside

To the rear of the property there is a lawned garden enclosed by fencing to maintain privacy and, with the garden facing south, it offers an ideal suntrap. There is ample parking and an Electric Vehicle charging point (7 kw).

### Services

Mains electricity, gas, water (metered supply) and drainage will be connected. Gas-fired central heating.

### Outgoings

Council tax band - to be assessed.

Water and drainage - metered supply.

### Reservation fee

There will be a Reservation Fee of £5000 payable to Broadheath Construction Ltd.

### Viewing

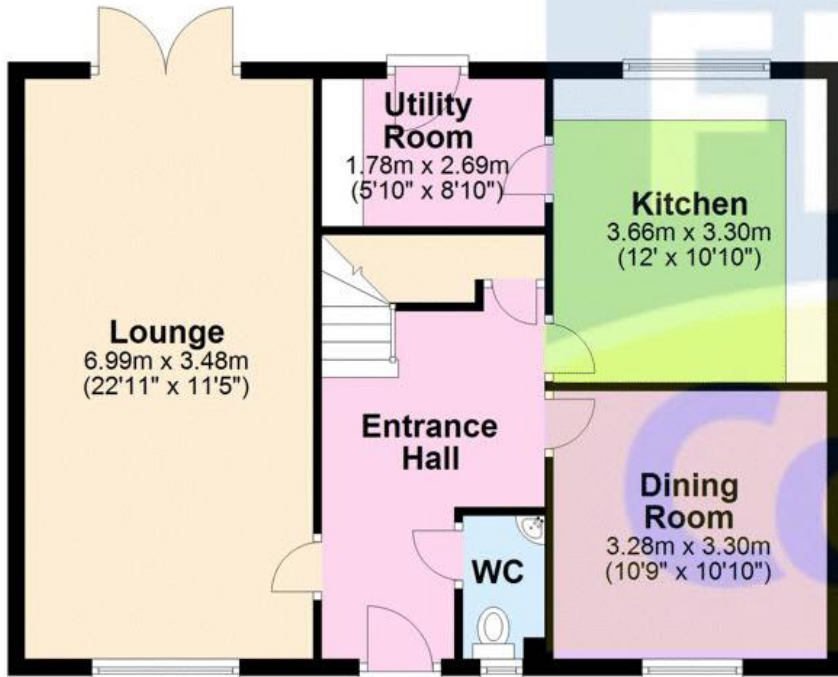
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

What3words - belts.lakes.farm

### Ground Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



### First Floor

Approx. 67.8 sq. metres (730.0 sq. feet)



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