

FOR
SALE



4 The Vines, Upton Bishop, Ross-on-Wye, Herefordshire HR9 7YD

£650,000 - Freehold

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PROPERTY SUMMARY

A newly constructed detached house in a sought-after rural location with 3 good-size bedrooms, en-suite, underfloor air source central heating, solar panels, good-size garage, excellent parking and a large garden.

POINTS OF INTEREST

- *Newly constructed detached house*
- *Exclusive village location*
- *Highly energy efficient*
- *3 bedrooms, 1 en-suite*
- *Large garage*
- *Good sized gardens*



ROOM DESCRIPTIONS

Canopy porch

Door to

Reception hall

Tiled floor, window, smoke alarm.

Cloakroom

Wash hand basin with cupboard under, WC, extractor fan, window.

Lounge

Featurtre brick inglenook-style fireplace with slate hearth and oak overbeam, window to front, bi-fold doors to rear.

Kitchen/dining room

Superbly fitted with range of contemporary-style base and wall mounted units with granite worktops and splashbacks, double Belfast sink unit with mixer tap, built-in appliances including electric oven and grill, microwave, 5-ring induction (tbc) hob, extractor, fridge/freezer, dishwasher, wine cooler, tiled floor, downlighters, smoke alarm, windows to side and rear, double doors to rear garden and cupboard housing the underfloor heating controls.

Utility room

Fitted units with granite worksurfaces and splashbacks, integrated porcelain sink, built-in washing machine, tiled floor, window to front, extractor fan, side entrance door.

Staircase with glazed balustrade leads to the first floor

Landing

Downlighters, hatch with ladder to roof space, smoke alarm, airing cupboard.

Bedroom 1

Dressing area, built-in double wardrobe, large window with lovely outlook to rear, en-suite shower room with tiled walls, large shower cubicle with mains overhead and handheld fitments, wash hand basin with cupboards under, WC, ladder-style radiator, wall mounted sensor touch mirror, extractor, window to front.

Bedroom 2

Built-in double wardrobe, window to rear.

Bedroom 3

Built-in wardrobe, window to front.

Large bathroom

Tiled walls, bath with mixer tap/shower attachment, shower cubicle with mains overhead and handheld fitments, wash hand basin with cupboard under, WC, extractor fan, downlighters, wall mounted sensor touch mirror, ladder-style towel rail, window to front.

Outside

Approached via stone pillars with ducting in preparation for electric gates (to be installed by purchaser if required), there is a large brick-paved parking and turning area with landscaped front garden, lawned with boundary hedging and a flagstone patio area.

There is a good-size rear garden, on two levels with stone retaining wall, mainly lawned with large patio, outside light and water tap. The garden has a pleasant rear outlook.

Large detached garage

Electric up-and-over door, light, power, side entrance door. The property has an Electric car charging point and solar panels.

Services

Mains electricity and water are connected. Private drainage system. Air source underfloor central heating.

Outgoings

Council tax band - to be assessed.

Water - metered supply.

Agent notes

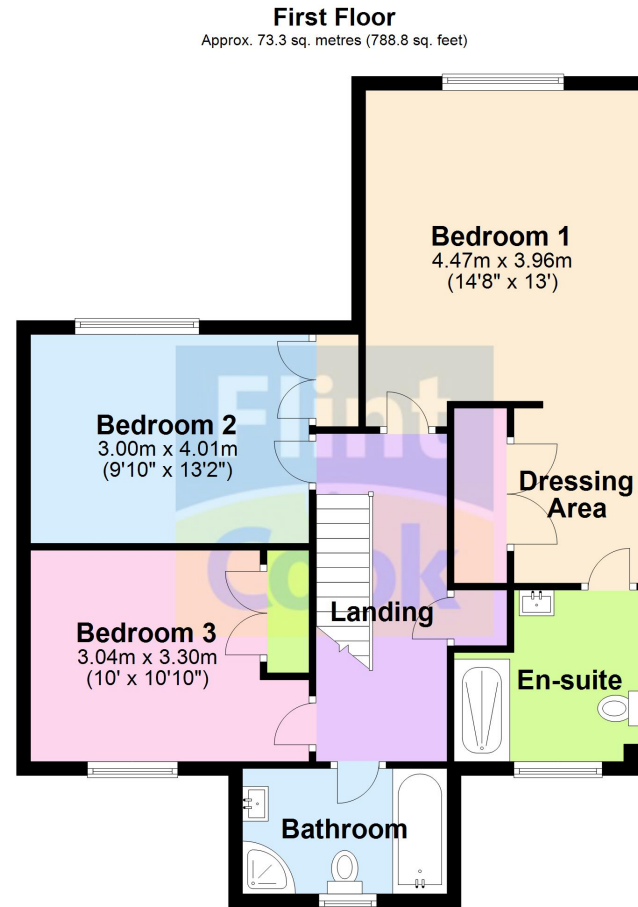
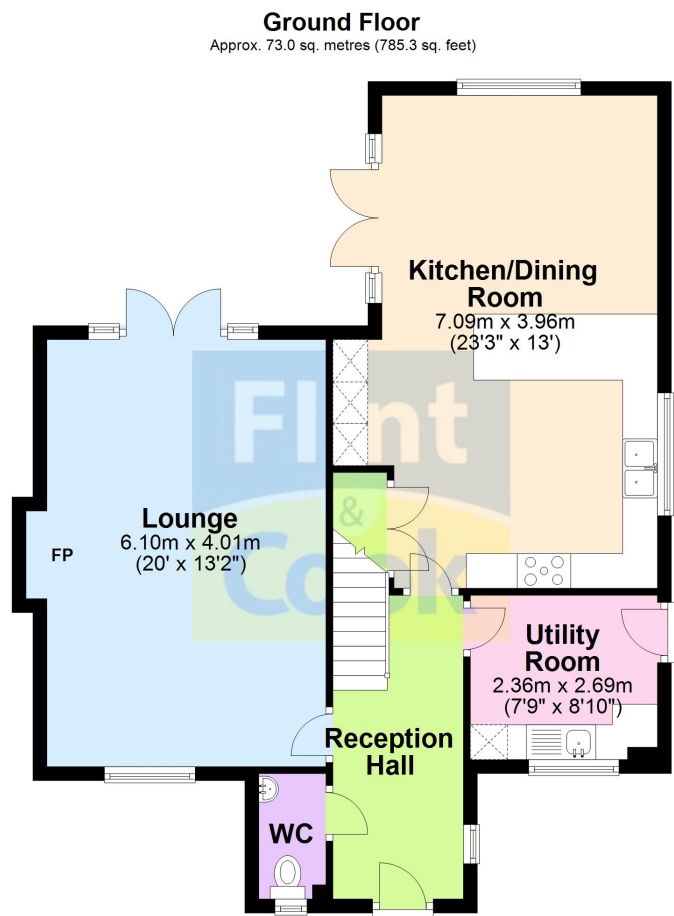
1. The property is Architect Certified.
2. A reservation fee of £2000 payable on acceptance of an offer, 50% of which will be retained by the vendor, towards legal fees, in the result of a buyer not proceeding.

Directions

What3words: ///survey.urban.confining

Money Laundering regulations

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



Total area: approx. 146.2 sq. metres (1574.0 sq. feet)

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

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