



1 EXCHEQUER GARDENS THRUXTON, HEREFORD HR2 9GA

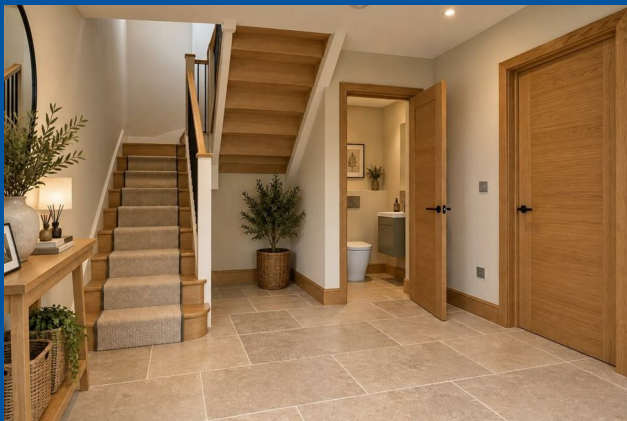
Asking Price £695,000
FREEHOLD

An impressive and beautifully appointed newly built detached home, offering spacious and versatile accommodation finished to a high standard throughout. The property features a superb open-plan kitchen, dining and family room with bi-folding doors opening onto the rear garden, a separate spacious living room, attractive oak and porcelain flooring, and underfloor heating to the ground floor. The first floor benefits from four double bedrooms with two en-suites and a family bathroom. Outside, the property benefits from a generous enclosed garden with a substantial entertaining patio and delightful views towards open countryside and views of the church, together with ample driveway parking and a large garage.



1 EXCHEQUER GARDENS

- Newly built detached house
- Rural Hamlet south of Hereford
- Last remaining plot!
- Four bedrooms, two en-suites
- Driveway, double garage & west facing garden
- Ideal family home!



Ground Floor

With underfloor heating throughout.

Reception Hall

An entrance door opens into an impressive and spacious reception hall, featuring attractive porcelain tiled flooring, recessed ceiling spotlights and a staircase leading to the first floor. There is a useful understairs storage cupboard housing the underfloor heating manifold, with doors providing access to the ground floor accommodation.

Downstairs Cloakroom

With porcelain tiles, a contemporary two-piece suite comprising a low flush WC and wash hand basin, with recessed ceiling spotlights and a double glazed window.

Living Room

A beautifully proportioned and spacious living room, featuring attractive oak flooring, dual aspect double glazed windows to the front and rear elevations allowing an abundance of natural light to flood the room, recessed ceiling spotlights and a feature media wall and electric fire providing an attractive focal point.

Kitchen/Dining/Family Room

The heart of the home is this superb, spacious open-plan kitchen, dining and family room, thoughtfully designed for modern family living and entertaining. The contemporary fitted kitchen comprises granite worktops, boiling water tap, porcelain tiled floor, an extensive range of wall and base units with a central island providing additional workspace and a sociable focal point. There is ample space for a large dining table and chairs, together with a generous family seating area.

Triple aspect double glazed windows to the front, side and rear elevations allow excellent natural light throughout, whilst bi-folding doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor living

spaces and making the most of the attractive countryside outlook. A further door provides access to the utility room.

Utility Room

A useful and well-appointed utility room with attractive porcelain tiled flooring, a range of fitted wall and base units, granite worktops, a wall-mounted consumer unit, and space and plumbing for a washing machine and tumble dryer. A door provides access directly to the rear garden.

First Floor Landing

Carpeted spacious landing area with recessed spotlights, two double glazed windows providing plenty of natural light, a large airing cupboard and doors leading to all four bedrooms and the family bathroom.

Main Bedroom with En-suite

A spacious principal carpeted double bedroom with two double glazed windows to the front aspect, recessed spotlights and a large built-in wardrobe providing excellent storage space. A door leads into the

En-Suite Shower Room

Fitted with a modern three-piece suite comprising a large walk-in shower enclosure, vanity wash hand basin with storage below, low flush WC, heated towel rail, tiled floor, recessed spotlights and double glazed window.

Bedroom Two with En-suite

Another generously sized double bedroom enjoying fantastic views towards the church and surrounding countryside through a double glazed window to the side aspect. The room benefits from being carpeted, recessed spotlights, a large fitted wardrobe providing ample storage and a door leading into the

En-Suite Shower Room

Fitted with a modern three-piece suite comprising a large walk-in shower enclosure, vanity wash hand basin with storage below, low flush WC, heated towel rail, tiled floor, recessed spotlights and double glazed window.

Bedroom Three

A fantastic sized third double bedroom with dual aspect double glazed windows allowing plenty of natural light, carpeted, recessed spotlights and access to the loft space.

Bedroom Four

A further spacious double bedroom with double glazed window enjoying lovely views towards the church and countryside beyond, recessed spotlights, carpeted and a double fitted wardrobe providing excellent storage space.

Family Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with tiled surround and shower over, vanity wash hand basin with storage below, low flush WC, tiled floor, heated towel rail, recessed spotlights and double glazed window.

Outside

Rear Garden

To the rear of the property is a beautifully positioned and generously sized enclosed garden, enjoying fantastic views towards the surrounding open countryside and neighbouring church. Immediately adjoining the property is a substantial paved patio area, providing the perfect setting for outdoor dining, entertaining and relaxing whilst enjoying the delightful rural outlook.

The remainder of the garden is predominantly laid to lawn, enclosed by fencing and benefiting from a useful side access gate.

Front Garden, Driveway & Garage

To the front of the property is an attractive block-paved driveway providing ample off-road parking for several vehicles and access to the large garage, which benefits from light and power.

Directions

Proceed South out of Hereford on the A465 signposted towards Abergavenny, continue for 5 turning right at Locks Garage towards Kingstone. Continue on this road for approximately 1.5 miles before turning left towards Thruxton Church taking the first left turning as indicated by the Flint & Cook pointer board.

Agents Note

The property is currently nearing completion. Please note that the images shown are computer-generated (CGI) and are for illustrative purposes only.

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 heating. 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.

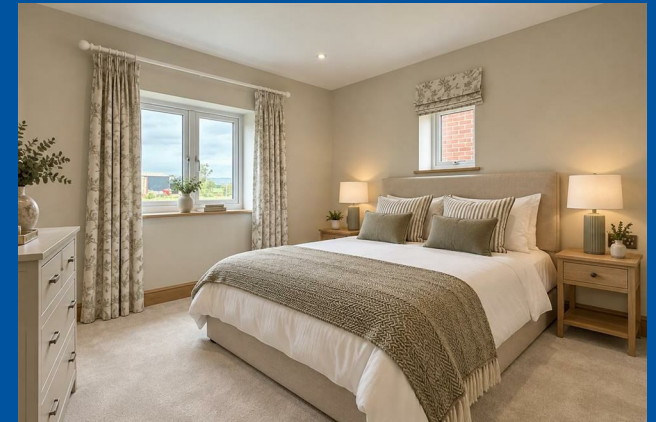
Tenure & Possession

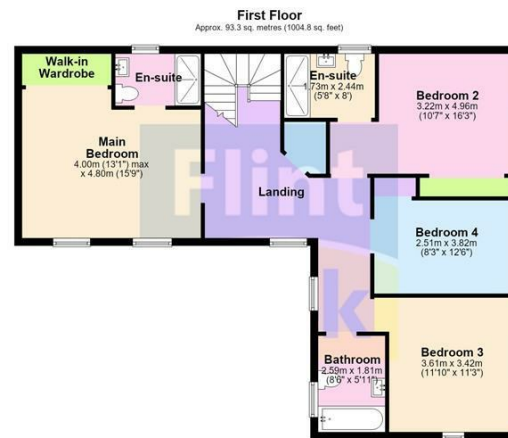
Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

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Total area: approx. 225.6 sq. metres (2428.9 sq. feet)

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

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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