





1 WYE CLOSE

WILTON, ROSS-ON-WYE HR9 6AE

Asking Price £525,000

FREEHOLD

This superb newly constructed detached property is conveniently located on a small development of just five properties within the hamlet of Wilton, with excellent access to the A40 and about 3/4 mile from Ross-on-Wye town centre.

Flint & Cook

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• Newly constructed detached house • Exclusive cul-de-sac location • 4 Bedrooms (one Ensuite) • Highly energy efficient • Air source heating, solar panels • Detached Garage, excellent parking





Construction commenced in 2024 and is now nearing completion. The property is highly energy efficient (EPC A rating) and has air source underfloor heating throughout, double glazing, solar panels, tiled and carpeted floors, tiled Bathroom/Shower Room, well-fitted Kitchen and Utility Room, excellent parking, detached Garage with electric car charging point and a decent sized west facing rear garden.

Local amenities include Bennetts filling station/stores and The White Lion public house. The River Wye is nearby and offers lovely riverside walks. Ross-on-Wye offers a variety of local shops, supermarkets, cottage hospital, doctors' surgery, sports clubs, bus service and two local golf courses.

Canopy Porch with door to

Entrance Hall
With understairs storage cupboard and central heating programmer.

Downstairs Cloakroom
With WC, wash hand basin with cupboard under, window and extractor fan.

Utility Room
With sink unit, fitted washing machine and tumble dryer, storage cupboard, extractor fan, electric fuse board and door to side.

Lounge
With window to front and double doors into

Kitchen/Dining Room
An impressive room with window and bi-fold doors to rear, fitted with a range of traditional style base and wall mounted units with marble worktops, 1½ bowl sink unit, built-in dishwasher, built-in electric oven, four ring hob and extractor fan, built-in fridge-freezer, smoke alarm and downlights.

A staircase leads from the Entrance Hall to

First Floor Landing
With smoke alarm and store cupboard.

Bedroom 1
With window to rear and archway to

Dressing Area

Ensuite Shower Room
With double width shower cubicle with tiled walls and floor, mains overhead and handheld fitments, wash hand basin with cupboard under, WC, extractor fan and window.

Bedroom 2
With hatch to roof space and window to front.

Bedroom 3
With window to front.

Bedroom 4
With window to rear.

Bathroom
With tiled walls and floor, bath with mixer tap, overhead and handheld shower fitment, wash hand

basin with cupboard under, WC, extractor fan, wall mounted mirror and window.

Outside

To the front of the property there is a block paved driveway providing excellent parking space.

DETACHED GARAGE with electric up-and-over door, light and power. Electric car charging point.

The front garden is lawned with a pathway and access to either side of the property to the good sized rear garden which is enclosed by fencing and landscaped to provide a large paved patio and lawn. The garden is west facing and has outside lights and water tap.

Agents Note

Some images have been AI-generated to illustrate how the property could look when furnished. These images are for illustrative purposes only.

Property Services

Mains water, electricity and drainage are connected. Solar panels. Air source central heating.

Outgoings

Water and drainage rates are payable.

Directions

What3words ///stylists.sweeten.notion

Viewing

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

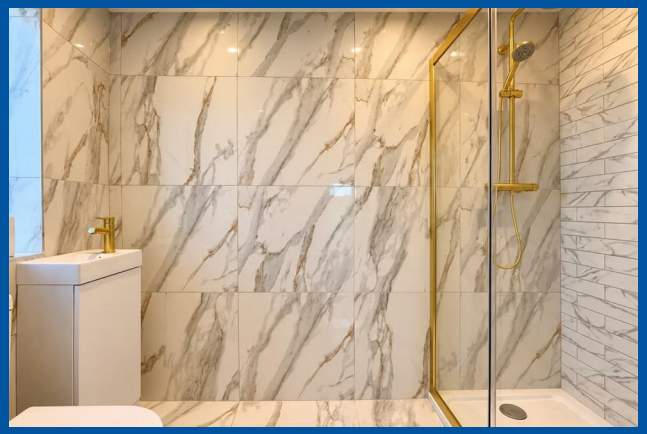
Money Laundering Regulations

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

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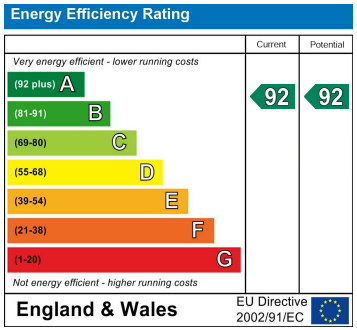






Total area: approx. 142.9 sq. metres (1538.6 sq. feet)





EPC Rating: A 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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