



7 The Paddocks
Winforton, HR3 6FA

Offers over
£510,000

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7 The Paddocks

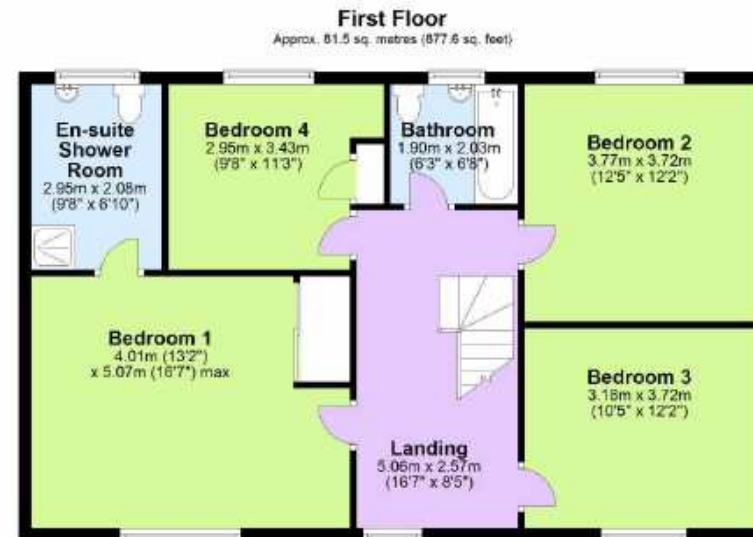
Winforton
HR3 6FA

Situated within the popular village of Winforton, on a private small development is this immaculately presented, four double bedroom, detached family home. The property has been built recently by a local developer to an extremely high standard and boasts high quality fixtures and fittings as well as benefitting from underfloor heating downstairs, double glazing, double garage, off road parking, enclosed garden and games room. Viewing is highly recommended to appreciate the accommodation on offer.

- Large detached house
- Large garden
- Ready to move into
- Rural location

Directions

Proceed west from Hereford on the A438 towards Swainshill and Brecon, continue through Letton and take the left hand turn continuing on the A438 to Brecon and Winforton. Proceed into the village of Winforton past the Sun Inn, just before you leave the village turn right. Proceed straight ahead taking a right turn into the development where the property will be on the left hand side.



Total area: approx. 170.5 sq. metres (1835.4 sq. feet)

Introduction

A four double bedroom detached home within the village of Winforton which has accommodation comprising; entrance hall, living room, kitchen/dining room/family area, utility, snug, cloakroom, four double bedrooms, one en-suite and a family bathroom. Further benefits include a double garage and games room, enclosed rear garden and off road parking

Property description

The solid oak door opens into the entrance hall where you are immediately greeted by this beautifully presented and maintained family home. The entrance has travertine tile flooring and underfloor heating which flows throughout the ground floor, an oak staircase with glass panels creates a stunning feature and there is access to the primary rooms as well as the snug, cloak room and useful cupboard.

To the right is the living room with double aspect windows including a bay to the front and French doors opening onto the rear garden. There is a brick fireplace with wooden mantle and inset woodburning stove creating a cosy focal point to the room. The snug could also be used as a home office with a window to the rear. The kitchen is the real heart of the home with a dining area and family area. There are wall and base units and an island with granite worktops, an intergrated full size fridge and separate full size freezer, integrated dishwasher and a Rangemaster with six ring hob and an electric extractor fan above. The dining area provides space for a large table and chairs and dresser with the family area benefitting from French doors onto the rear garden. There is a utility room which has space and plumbing for a washing machine and tumble dryer and is fitted with additional units. There is a door to the rear garden. The cloakroom has a wc and basin.

The oak staircase leads to the first floor landing. Bedroom one is a generous double with a window to the front and benefitting from an en-suite shower room. The en-suite is fitted with a shower cubicle, wc and basin and has underfloor heating and a chrome heated towel rail. Bedroom two is a double with a window to the front. Both bedrooms three and four are doubles with a window to the rear with bedroom four benefitting from a built in cupboard. The family bathroom has a bath with shower above, wc and basin and like the en-suite enjoys underfloor heating and a heated towel rail.

Games room

The games room is accessed from the garden and is a great place to utilise as a home office, studio or gym. There is light and power, heating and two windows looking over the garden.

Garage and parking

There is ample parking on the property driveway for five cars. The garage is a double with two doors opening onto the driveway. There is light and power and space to utilise as a workshop or hobby room.

Garden

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* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	106	83	102
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



