

for sale

£495,000



Middle Meadow Little Birch Hereford HR2 8BB

Middle Meadow is set on an exclusive development of just three individual homes, designed for luxury living in rural surroundings situated in the beautiful village of Little Birch, Herefordshire. This stunning three bedroom detached home with an attached side garage that has been designed and built by the developer with the needs of modern day living at the fore front of his mind whilst also maintaining a high standard of specification and craftsmanship to create the perfect new build family home.

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Middle Meadow

Welcome to Middle Meadow, Little Birch

Middle Meadow is set on an exclusive development of just three individual homes, designed for luxury living in rural surroundings situated in the beautiful village of Little Birch, Herefordshire.

It is a stunning three bedroom detached home with an attached side garage that has been designed and built by the developer with the needs of modern day living at the fore front of his mind whilst also maintaining a high standard of specification and craftsmanship to create the perfect new build family home.

As you enter the property you will see that all the accommodation flows seamlessly of the entrance hallway with doors into the downstairs cloakroom, the lounge where you can enjoy spending time relaxing together as a family and the heart of any family home nowadays the kitchen. This has been thoughtfully created and designed with how we all love using our kitchens in mind with a bespoke kitchen with integrated appliances and plenty of worktop space perfect for those budding chefs in us to create delicious family meals whilst socialising with family and friends. The dining area has doors which open onto the patio area and garden, perfect for the summer months. The utility is also conveniently situated off the kitchen. On the first floor you will find the master bedroom and en-suite, two further double bedrooms and the family bathroom.

Middle Meadow is the only plot still available on the development so please contact us for further details and to arrange your

viewing as soon as possible. Completion is anticipated end of Spring 2022.

Specification

- Bosch Oven
- Bosch Combination microwave oven and grill
- Bosch Induction hob
- Bosch Dishwasher
- Bosch full height fridge
- Bosch full height freezer
- Hansgrohe showers in bathrooms including rain shower in family bathroom
- Full fibre broadband 900Mbps
- Solar panels
- Worcester Bosch boiler
- Underfloor heating to ground floor
- Radiators to first floor
- Gas LPG
- 10 year warranty with LABC

Entrance Porch

Double glazed door to front, double glazed window to side elevation with doors leading to:



Downstairs W.C

Double glazed window to front elevation, low level W.C and wash hand basin.

Entrance Hall

Stairs to the first floor landing and doors leading to:

Lounge

15' 4" x 13' 6" (4.67m x 4.11m)

Double glazed windows to front elevations with an arch leading to the kitchen dining room

Kitchen Dining Room

23' 9" x 13' 2" (7.24m x 4.01m)

Double glazed windows to rear elevations with double glazed French doors to the rear giving access to the rear garden with a door leading to the utility room.

Utility Room

12' 8" x 6' (3.86m x 1.83m)

Door leading to the Garage

First Floor Landing:

Double glazed window to side elevation with doors leading to:

Bedroom One

16' 8" x 10' 2" (5.08m x 3.10m)

Double glazed window to front elevation and door leading to en-suite

Master En-Suite

Double glazed window to front elevation, low level W.C, wash hand basin and shower cubicle.

Bedroom Two

9' 8" x 10' 4" (2.95m x 3.15m)

Double glazed window to rear elevation

Bedroom Three

13' x 9' 7" (3.96m x 2.92m)

Double glazed window to rear elevation

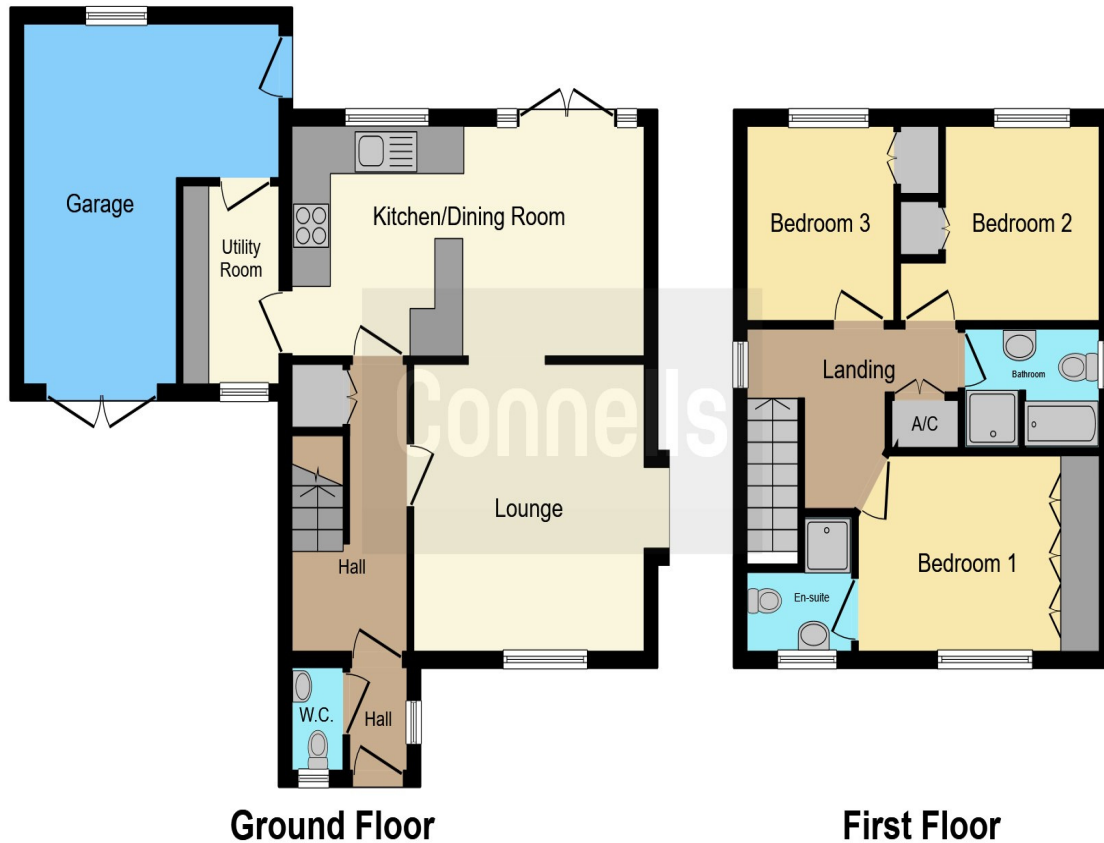
Family Bathroom

Double glazed window to side elevation, bath with mixer taps, separate shower cubicle, wash hand basin, low level W.C.

Garage

Opening doors to the front, double glazed window to rear elevation with a door leading to the rear garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 HEREFORD HR4 9BX

Property Ref: HER313092 - 0003

Tenure: Freehold

EPC Rating: Exempt

view this property online connells.co.uk/Property/HER313092



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