



5 WYE CLOSE

WILTON, ROSS-ON-WYE HR9 6AE

£499,500
FREEHOLD

This exceptional newly constructed detached house is conveniently located on an exclusive gated development, of just 5 properties, in the small hamlet of Wilton which lies about ½ a mile north of the highly favoured market town of Ross-on-Wye. Ross-on-Wye has a variety of local shops, public houses, restaurants and supermarkets and also has 2 golf courses, a swimming pool, tennis club, rugby and football clubs and a rowing club.



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- Newly constructed detached house
- Garage with electric door
- Good size garden
- Excellent parking
- Electric car charging point
- Close to River Wye
- High quality fittings
- Air source heating
- Viewing advised



Full Description

This exceptional newly constructed detached house is conveniently located on an exclusive gated development, of just 5 properties, in the small hamlet of Wilton which lies about ½ a mile north of the highly favoured market town of Ross-on-Wye. Ross-on-Wye has a variety of local shops, public houses, restaurants and supermarkets and also has 2 golf courses, a swimming pool, tennis club, rugby and football clubs and a rowing club. Located in the Wye Valley Area of Outstanding Natural Beauty (AONB), the property is ideally positioned for access to the A40 and M50 providing links to the Midlands and South Wales and also easy access to the Cathedral Cities of Hereford (14 miles), Gloucester (18 miles), Cheltenham (26 miles) and Worcester (35 miles).

The River Wye is less than ¼ of a mile away with some lovely walks and the desirable market town of Monmouth (12 miles) is noted for its independent boys and girls schools. Constructed to a very high standard and designed for low maintenance with high levels of insulation, air-source underfloor heating, floor coverings and tiling throughout the ground floor and fitted carpets to the first floor, solar panels, powder-coated aluminium framed windows and high quality sanitaryware, tiling and a superb fitted kitchen with Silkstone worksurfaces. There is an integral garage (which could be converted into additional accommodation - subject to consent) electric car

charging point and landscaped gardens which are southfacing to the rear.

Canopy Porch

With door into the

Entrance Hall

With understairs store cupboard and tiled floor.

Downstairs Cloakroom

With corner wash hand-basin and cupboard under, WC, extractor fan.

Lounge

Window to front and sliding doors to the

Kitchen/Dining Room

Tiled floor, range of contemporary style base and wall units with granite worksurfaces, built-in electric oven, 4-ring induction hob with in-built extractor, wine cooler, built-in fridge/freezer, built-in dishwasher, window and bi-fold doors to the rear.

Utility Room

Tiled floor, granite worktop, built-in washing machine and tumble dryer, storage units with sink, window and door to rear.

Staircase leads from the Entrance Hall to the

First floor landing

Hatch to boarded roof space with light and hot water cylinder, cupboard with underfloor heating manifold.

Bedroom 1

Window to rear, DRESSING ROOM with window,

EN-SUITE SHOWER ROOM with tiled walls and floor, shower cubicle with mains overhead and handheld fitments, corner wash hand-basin with cupboard under, WC, extractor fan, window.

Bedroom 2

Window to front.

Bedroom 3

Window to rear.

Bedroom 4

Storage cupboard and window to front.

Bathroom

Tiled walls and floor, white suite comprising bath with mains shower fitment, glass screen, wash hand-basin and cupboard under, WC, window to side, extractor fan.

Outside

To the front of the property there is a large block-paved driveway and an open plan lawned garden with border shrubs and there is the INTEGRAL GARAGE with electric remote controlled up-and-over door, electric car charging point, solar panel control, light, power and electric fuseboard. There is side access to the large southfacing rear garden which is enclosed by fencing and has a large patio, a lawn and garden shed. Outside lights, water tap and air-source heat pump.

Directions

From the centre of Ross-on-Wye proceed towards the Wilton roundabout and, at Bennetts Garage, turn immediately left into the sliproad and then proceed for

about 200 yards and turn left into the gated entrance into Wye Close and the property is located in-front of you. What3words - lays.access.indirect

Agent's Note

1. The property is Architect Certified.

Outgoings

Council tax band - to be assessed. Water and drainage - rates are payable.

Services

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

Viewing

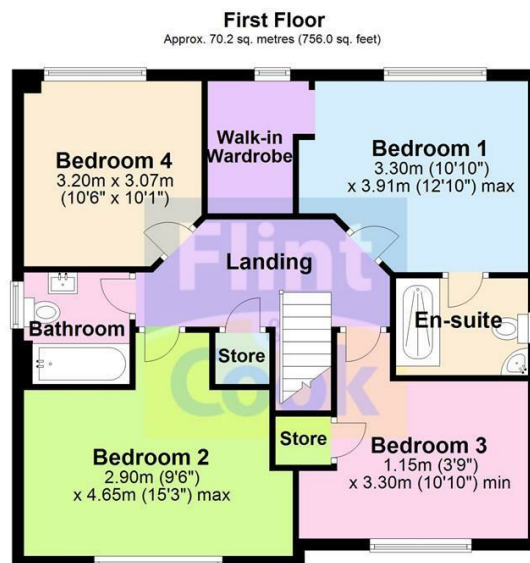
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

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. 140.2 sq. metres (1509.2 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	92
(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: 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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