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## **Wildflower Orchard Main Road, Minsterworth, GL2 8JG**

**£485,000**

Welcome to Wildflower Orchard in the charming village of Minsterworth.

This stunning home is part of a brand new exclusive development featuring only 9 homes, ensuring a sense of privacy and community. \*There are now only 7 NEW HOMES remaining!\*

One of the standout features as you drive in to the close is the beautiful wildflower orchard, providing a picturesque setting for you to enjoy. The house itself is approaching 1200 sq ft approx offering four bedrooms perfect for families of all sizes.

Situated in the idyllic village of Minsterworth, you'll find yourself immersed in a scenic environment while still being within easy reach of local amenities and transport links.

Don't miss out on the opportunity to own a piece of this exclusive development in Minsterworth!

## Entrance Hall

Lounge 21'9 x 10'5 (6.63m x 3.18m)

## WC

Kitchen/Dining Room 24'9 x 9'0 (7.54m x 2.74m)

Utility Room 5'10 x 5'6 (1.78m x 1.68m)

Bedroom 1 11'4 x 10'7 (3.45m x 3.23m)

## Ensuite

Bedroom 2 10'7 x 10'1 (3.23m x 3.07m)

Bedroom 3 9'1 x 8'7 (2.77m x 2.62m)

Bedroom 4 9'1 x 6'7 (2.77m x 2.01m)

## Bathroom

## OUTSIDE

The Driveway to the front has an abundance of space for off road parking with side access to the rear garden.

The garden is a very generous size for a new home being mainly laid to lawn all enclosed.

## Services

Private Shared Drainage, there will be a yearly contribution, Gas central heating

## Useful Information

The Development was an ICW showcase development of the year 2023 Southwest UK.

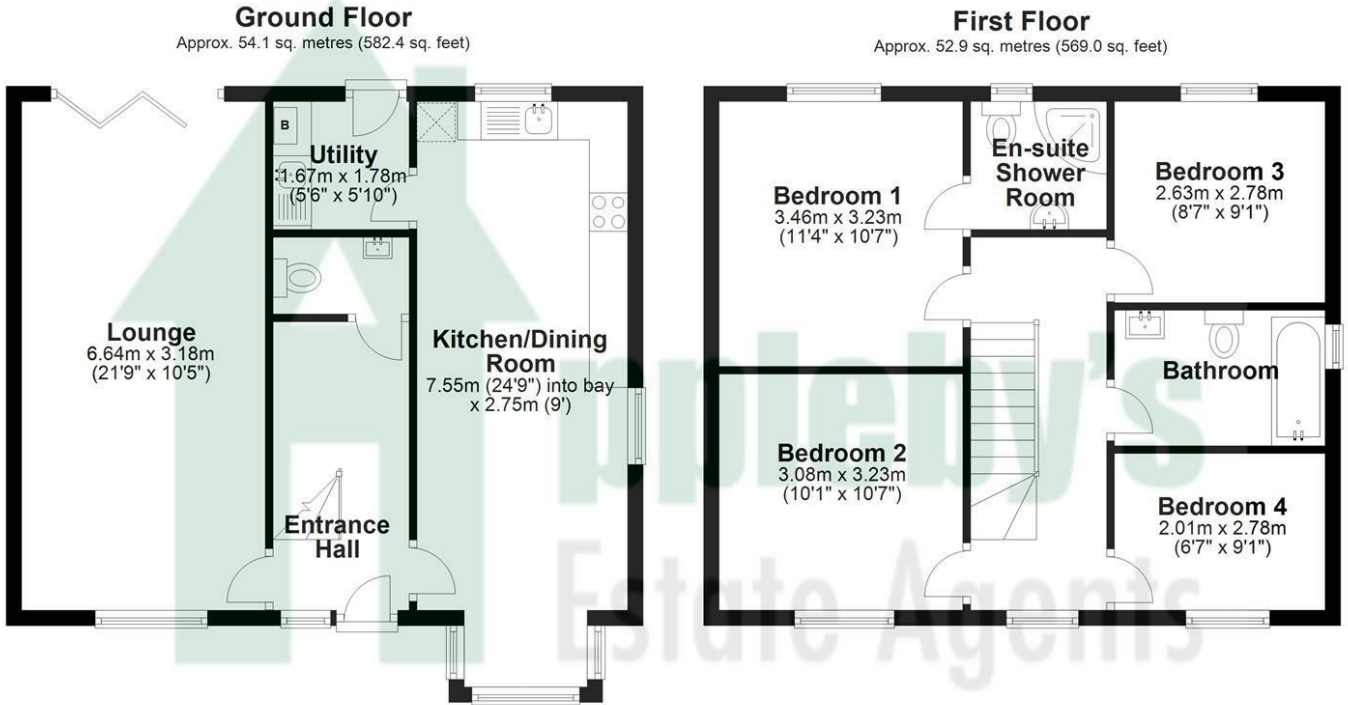
(The ICW Showcase Awards recognise clients and site managers who achieve excellent standards of quality on construction projects. The ICW Awards recognise those projects that are managed and run to exceptional standards.

All homes come with a 10 year Structural Warranty.

## Tenure

Freehold

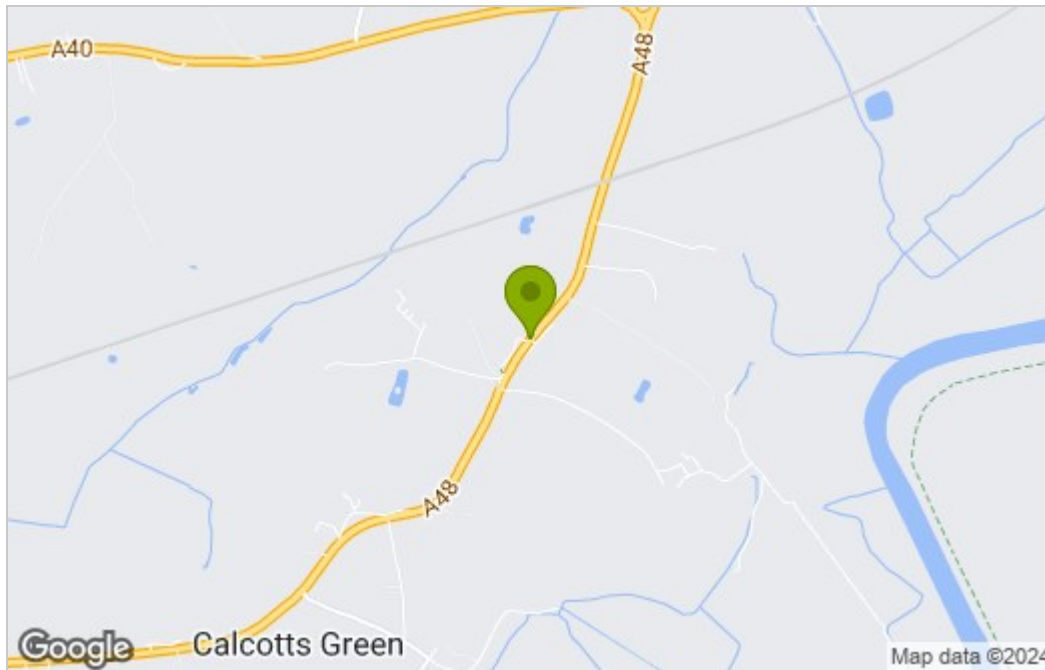
# Floor Plan



Total area: approx. 107.0 sq. metres (1151.3 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph

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

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