



2 St Marys Way, Kingsland, Leominster Herefordshire HR6 9SJ

Newly Built Detached 4 Bedroomed Family Home

Asking Price £345,000



2 St Marys Way

Kingsland, Leominster HR6 9SJ

- Set On Fringes Of Picturesque Rural North Herefordshire Village Of Kingsland
- Forming Part Of An Exclusive Development Of Select New Homes
- Impressive Detached Family Home
- Offering Spacious 4 Bedroomed Accommodation
- En-suite To Master Bedroom & Family Bathroom
- Gas Centrally Heated & Double Glazed
- Block Paved Driveway & Single Integral Garage
- Pleasant Rear Gardens With Rural Views
- Comes With 10 Year L.A.B.C. Warranty
- Help To Buy Scheme Available

Asking Price

£345,000

Freehold

To arrange a viewing please contact us on

t. 01568 610600
info@bill-jackson.co.uk
www.bill-jackson.co.uk



LOCATION

Kingsland is one of the most sought after North Herefordshire villages, set amidst delightful rural countryside. The village has a thriving and friendly community and offers an excellent range of amenities including two well supported pubs/restaurants together with post office/shop, sought after primary school, village hall with tennis courts and playing fields, Parish Church and the Luctonians Sports Club on the fringe of the village. The market town of Leominster is only 4 miles distant, the Cathedral City of Hereford approximately 15 miles and Ludlow about 8 miles.

BRIEF DESCRIPTION

This delightful detached family home forms part of an exclusive development of select new homes, on the fringe of the village. The property is approached via it's own block paved driveway with the double glazed front door opening to a spacious reception hallway, with useful understairs storage and door leading off to the living room with double glazed bay window to the front elevation. The family kitchen dining room offers a comprehensive range of matching fitted kitchen units, ample work surface and built in gas hob, electric oven and dishwasher with planned space for american style fridge freezer. There is ample space for a family dining table and double glazed french doors opening to the rear gardens. In addition to this is a separate utility room with further units and space and plumbing for washing machine with a double glazed door leading out to the rear garden and internal door to the garage. Also on the ground floor located off the reception hallway is a cloakroom/wc.

The first floor accommodation includes a spacious landing with doors leading off to all 4 bedrooms with the master bedroom benefiting from an en-suite shower room and Juliet balcony overlooking the gardens to the rear and countryside beyond. There is also a separate family bathroom.

Outside a block paved driveway provides ample parking and lead to an integral single garage which houses the gas central heating boiler and internal access into the utility room. The front garden area is laid to lawn with access around to the rear where the property benefits from a pleasant further lawned garden, patio and outlook onto open farmland.

SERVICES

Mains Water, Electric, Gas and Drainage connected.

BT Fibre phone lines are provided to the building but individual connections and contracts with the service provider have to be arranged by the new home owner.

OUTGOINGS

Council Tax Band: To be assessed.

LOCAL AUTHORITY

The Herefordshire Council - 01432 260000.

WARRANTY

A 10 year L.A.B.C. Warranty will be in place together with a 6 months defects liability period on all G.P. Thomas Construction's works.

HELP TO BUY

Help to Buy - Backed by HM Government.

For further details of the Help to Buy scheme contact the selling agent for a Help to Buy Buyers Guide.

VIEWINGS

Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

DIRECTIONS

From Leominster, proceed west on the B4529 towards Kingsland. After 1 mile turn right, signposted Kingsland. Continue on this road into the village and turn right immediately after the Corners Inn and the entrance to Boarsfield and St Marys Way will be found on your right.

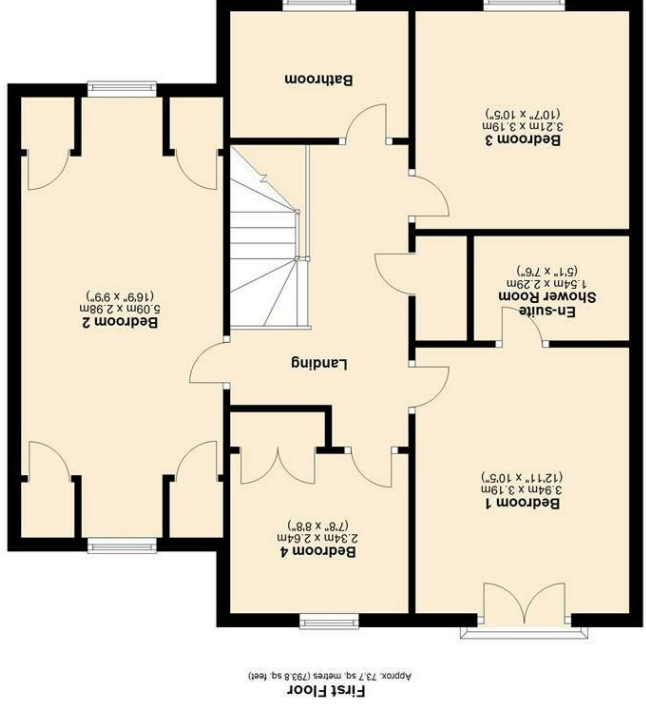
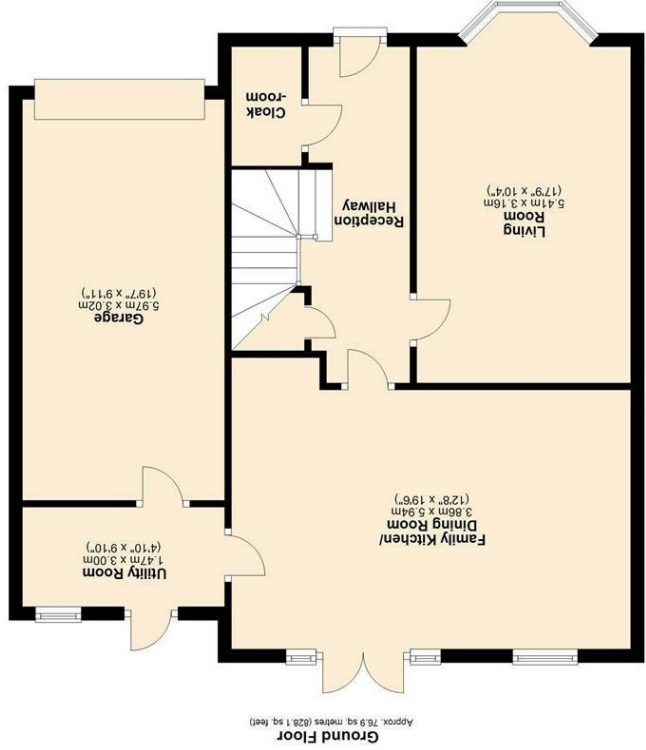
Jackson Property (Leominster)





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The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.



Total area: approx. 150.7 sq. metres (1621.8 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

2 St Marys Way

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