



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

Newly Built Detached 4 Bedroomed Family Home

Asking Price £325,000



8 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 4 Bedroomed Accommodation
- En-suite To Master Bedroom & Family Bathroom
- Gas Centrally Heated & Double Glazed
- Block Paved Driveway & Single Attached Garage
- Pleasant Rear Gardens With Rural Views
- Comes With 10 Year L.A.B.C. Warranty
- Help To Buy Scheme Available

Asking Price

£325,000

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 a pathway from its block paved driveway to the side which leads to the double glazed front door opening to a reception hallway, with useful understairs storage and door leading off to the living room with double glazed 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 fridge freezer. There is ample space for a family dining table and double glazed french doors opening to the rear gardens. Also on the ground floor located off the reception hallway is a cloakroom/wc.

A staircase from the reception hallway leads up to the first floor 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 parking and lead to an attached single garage which also benefits from a separate Utility room to the rear which houses the gas central heating boiler, space and plumbing for washing machine and door opening out to the rear garden. There is gated access around to the rear where the property benefits from a pleasant 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 260 000

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.

WARRANTY

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

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)

for themselves and the vendors of the property, whose agents they are, give notice



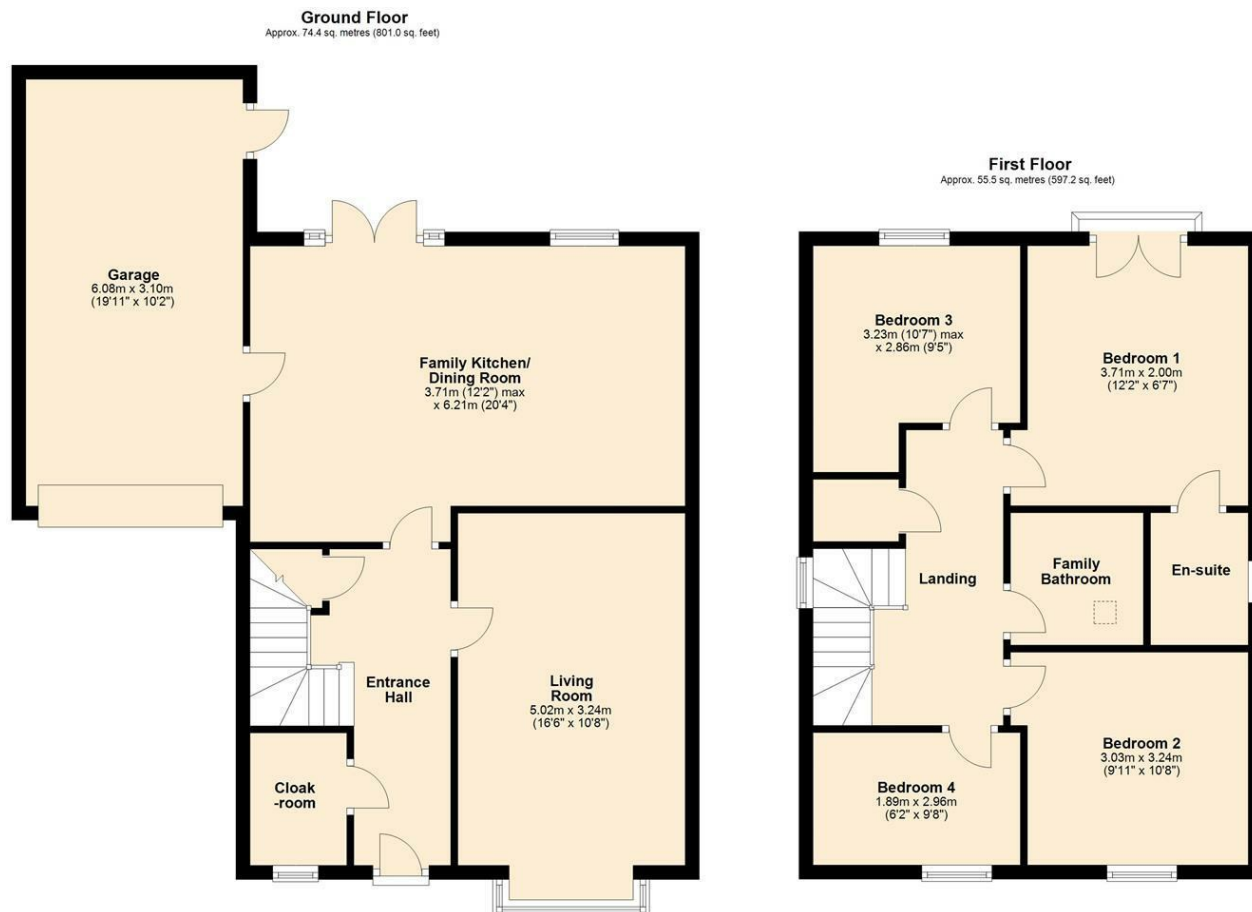


Backed by
HM Government

that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	100		100
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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