



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

Newly Built Detached 4 Bedroomed Family Home

Asking Price £345,000



11 St Marys Way

Kingsland, Leominster, Herefordshire 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 and Separate Family Bathroom
- Gas Centrally Heated and Fully Double-Glazed
- Block Paved Driveway and Detached Large Single Garage
- Pleasant Good Sized South Facing Rear Garden
- Comes With 10 Year LABC 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 homes on the fringe of the village. The property is approached via a flagged pathway from the driveway to a double-glazed front door opening to a good-sized reception hallway with useful understairs storage cupboard. Leading off the hallway is the living room with double-glazed patio doors opening out onto the south-facing gardens to the rear and a further double-glazed window to the side elevation. There are double doors from the living room leading through to the spacious kitchen/dining room which offers a comprehensive range of matching fitted kitchen units, ample work surfaces and built-in gas hob and electric oven and separate dishwasher, with planned space for upright fridge-freezer. There is also space for a family dining table, with double-glazed windows to the front elevation and a return door to the reception hallway. Also on the ground floor, located off the reception hallway, is the cloakroom/w.c.

The first floor accommodation is accessed via a staircase from the reception hallway which leads up to the landing with airing cupboard off and doors leading to all four bedrooms, with the master bedroom benefiting from an en-suite shower room and a Juliette Balcony overlooking the gardens from the second bedroom to the rear. There is also a separate family bathroom.

Outside, a block paved driveway to the side of the property provides ample parking and in turn leads to the large detached single garage to the side. There is a gated access from the driveway then opening to the enclosed good sized rear gardens which are principally laid to lawn with a flagged patio area to the back of the property and also benefiting from a southerly aspect.

SERVICES

Mains, Water, Electricity, Gas & Drainage connected.

BT Fibre Phone Lines are provided to the building but individual connections and contracts with the server have to be arranged by the new home owners.

OUTGOINGS

Council Tax Band: To be assessed.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.



WARRANTY
A 10 Year LABC Warranty will be in place together with a 6 Month defects liability period on all G.P Thomas Construction 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 or download here: <https://www.help2obuy.gov.uk/wp-content/uploads/Help-to-Buy-Buyers-Guide-Feb-2018-FINAL.pdf>
VIEWING
Strictly by appointment. Please contact the agents on 01568 610600 before travelling to check viewing arrangements and availability.

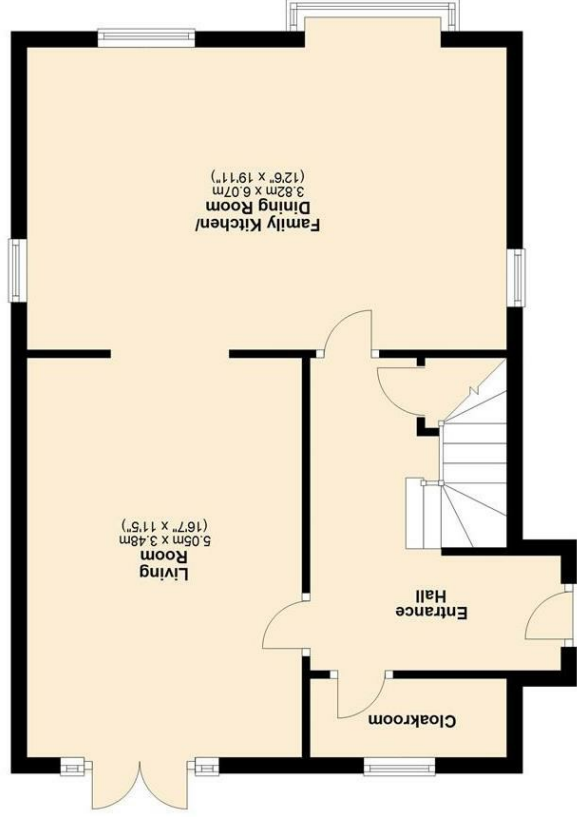
DIRECTIONS
From Leominster, proceed west on the B4529 towards Kingsland. After 1 mile turn right, signposted Kingsland. Continue on this road into the village and turn right immediately after the Corners Inn and the entrance to Boarsfield and St Marys Way will be found on your right.

Jackson Property (Leominster)
For themselves and the vendors of the property, whose agents they are, give notice 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.

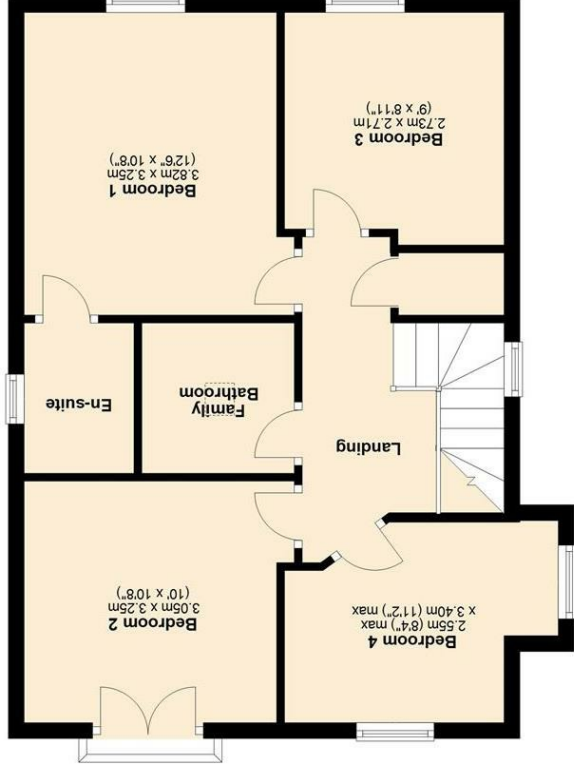
The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification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

3 Broad Street, Leominster, Herefordshire, HR6 8BT
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Ground Floor
Approx. 55.7 sq. metres (599.7 sq. feet)



First Floor
Approx. 56.0 sq. metres (602.5 sq. feet)



11 St Marys Walk, Kingsland, Leominster
These Plans are for Identification and Reference Only.
Plan produced using PlanLP.
Total area: approx. 111.7 sq. metres (1202.2 sq. feet)

Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.