



6 St Peters Field  
Whitestone, Hereford, HR1 3TF

jackson  
property



# £359,950

Needing a family home on the edge of Hereford City....

The property was built in the early part of 2018 and offers beautifully finished accommodation with modern standards of gas central heating and double-glazed windows. Briefly comprising Lounge, Kitchen Diner, Study, WC, Utility, 4 Double Bedrooms, En suite to master, Family Bathroom and Garage. The property has been fitted with added extras to include wardrobes to all bedrooms and built in appliances in the kitchen.

## Situation

The property stands on the highly popular David Wilson Homes development, "The Orchards", located within the popular village of Whitestone. Having easy access onto the A4103 Hereford - Worcester Road the property stands approximately 4 miles east of Hereford city centre. The village of Whitestone along with the neighbouring village of Withington offers a range of amenities to include shop, post office and school as well as being located near to the Whitestone Trading Estate.

## Description

Approached from the front there is off road parking and access to the garage which is plenty big enough for a family car and storage.

An inviting Entrance Hall leads into the wonderful home, doors lead off from the Entrance Hall to all major ground floor accommodation.

The light and spacious living room has a triple aspect view with patio doors opening out onto the patio area & garden.

The Kitchen Dining Room is well laid out and has plenty of eye level and low level cupboards, along with ample counter space. There are under counter lights along with cupboard lighting, giving a feel that this kitchen is a real heart of the home space. There is a built in eye level double oven along with a 6 gas ring hob & extractor hood, built in fridge freezer and built in dishwasher. The dining space has a large bay window and space for table and sideboard. Patio doors lead out to the patio area and garden. A further door leads through to a very useful Utility room that encompasses further storage, appliance space, integrated washing machine, and door to the rear garden.

Further rooms downstairs include a good sized Study Room and a WC. There is a staircase that leads to the first floor accommodation along with a useful storage cupboard.

The Landing gives access to all double bedrooms, along with the family Bathroom. There is an airing cupboard and access to the loft.

The master bedroom is a true testament to the size of the property, having a range of built in wardrobes, space for a super king size bed and door to the well appointed ensuite, having shower cubicle, low level flush WC and wash hand basin.

The family bathroom is fitted with a white 4 piece suite to include a separate shower and bath, there are 3 further double bedrooms, all with recently added built in wardrobes.

The garden is mainly laid to lawn with a range of borders and flower beds. Side access from the front along with a useful patio area.

## Services

All Mains Services are Connected

## Ground Maintenance Charge

There is a Ground Maintenance Charge of £157 per annum as at August 2018.

## Council Tax

Herefordshire Council - Band F

## Directions

The property can be found by leaving Hereford city on the A4103 Hereford to Worcester Road. After approximately 4 miles (after passing through the village of Withington) turn left, signposted Whitestone. Turn immediately right into the David Wilson Homes development and then take the next right turning onto St Peter's Field. The property will then be located on your right hand side.

## Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

## Jackson Property

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.

## Coronavirus Jackson Property Policies

The government have allowed the opening up of the Property Industry for England. To Protect our clients, staff & Families, we are insisting you adhere to our policies when conducting an appointment

For appointment to take place you will need to complete a

Health Assessment form or answer questions on your health.

You will receive a call on the morning of the appointment to confirm both the time and that the Health Assessment is still accurate.

A maximum of 2 people and a staff member or owner will be allowed per appointment.

All viewers are required to wear disposable gloves and a face covering. If you do not, the appointment may be cancelled. A Staff member will meet you at the property, which will either be unoccupied or vacated by the owners for the appointment to take place.

We are operating with a zero contact policy and all doors will need to be left open throughout the property.

We ask that you maintain a distance of 2 metres throughout the appointment.

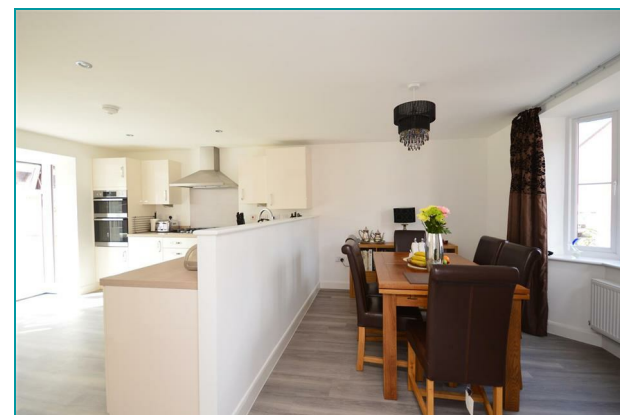
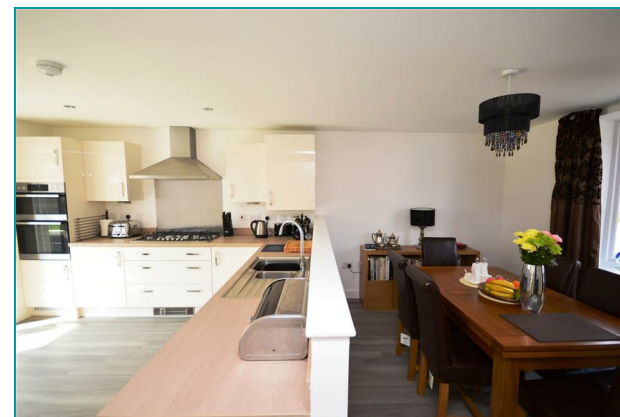
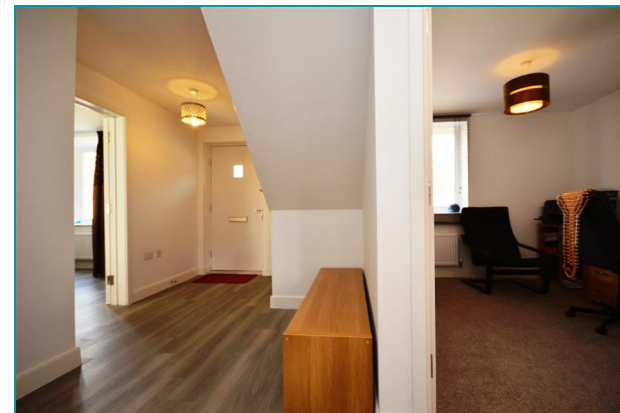
Appointments will take place swiftly and any discussions will be held outside the property include outside the property.

You will be asked to take your PPE away with you for safe disposal.

You will be contacted the following day to discuss the next steps.

We are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).

<https://www.gov.uk/guidance/government-advice-on-home-moving-during-the-coronavirus-covid-19-outbreak>

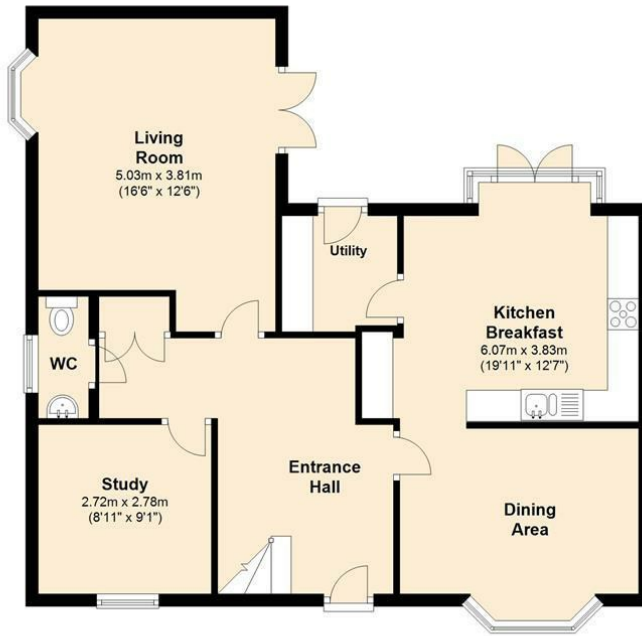


To arrange a viewing please contact us on t. 01432 344 779

hereford@bill-jackson.co.uk | www.bil-jackson.co.uk

### Ground Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



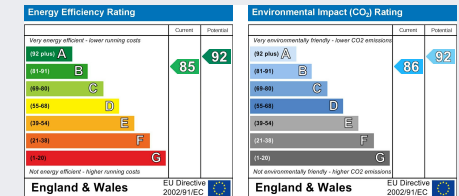
### First Floor

Approx. 70.3 sq. metres (756.3 sq. feet)



Total area: approx. 141.6 sq. metres (1523.9 sq. feet)

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



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property

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