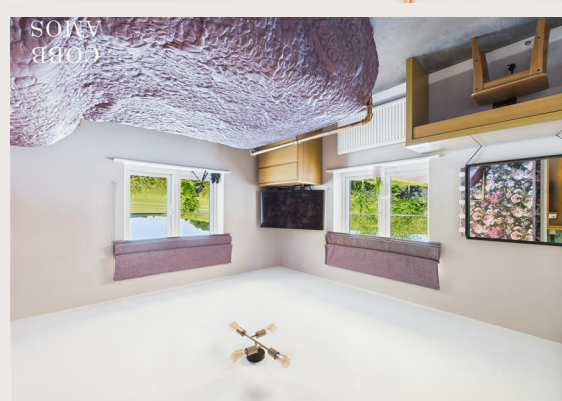
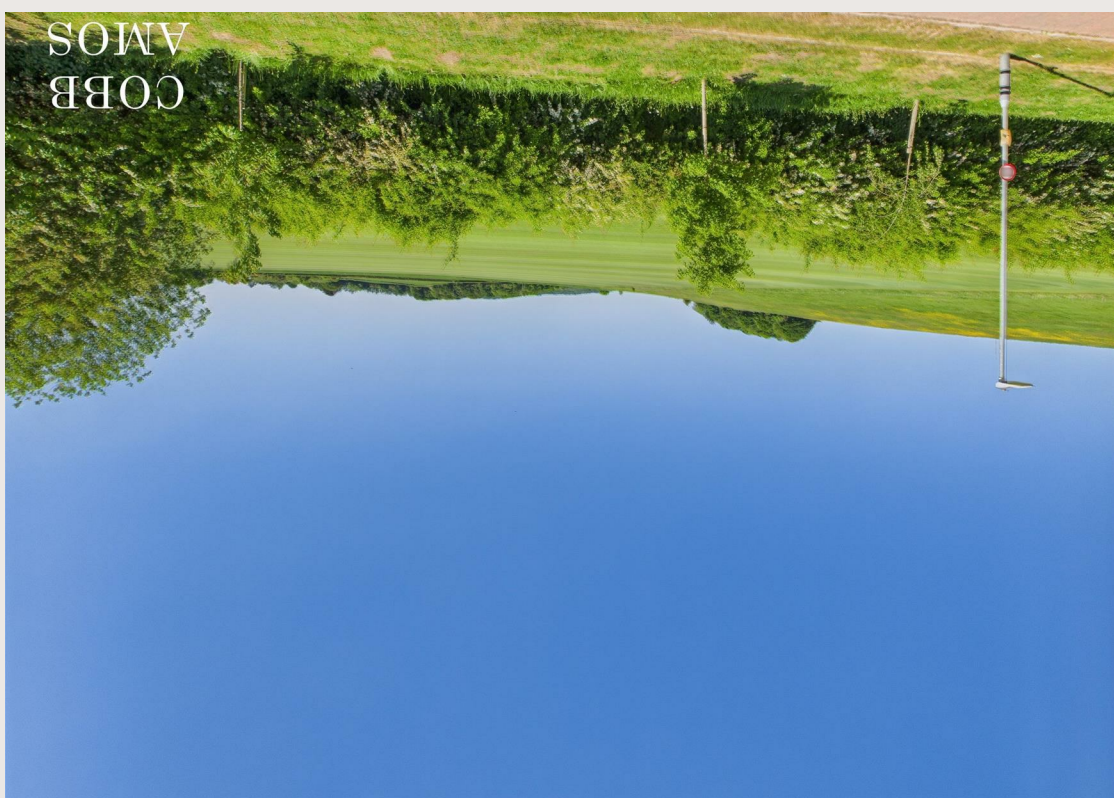
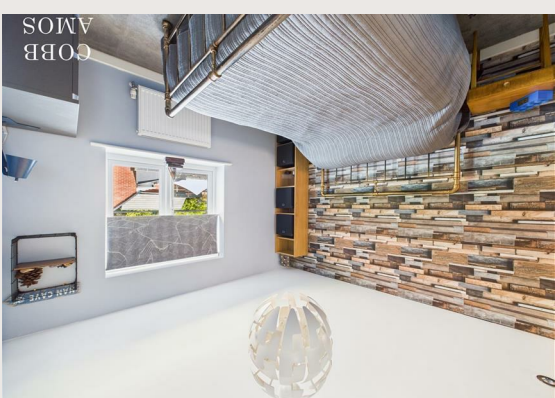




2, Milestone Way, Whitestone, HR1 3TG
Price £320,000

2 Milestone Way Whitestone

Milestone Way presents an exceptional opportunity to acquire a modern detached house, located at the far end of a quiet cul-de-sac within the popular village of Whitestone and views over the surrounding open countryside.

This delightful property, built in 2019, boasts a generous living space of 919 square feet to include three bedrooms - master with en-suite, living room, kitchen/dining room, utility room and downstairs WC.

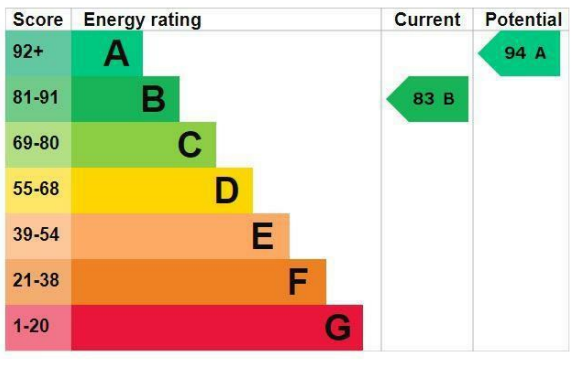
There are 4 years remaining of the NHBC guarantee and with an EPC rating of B it is designed with energy efficiency in mind, ensuring lower utility bills and a reduced carbon footprint

The property has a wealth of local amenities close by and Hereford City is only 4 miles away. A splendid choice that combines modern living with practicality, do not miss the chance to make this house your home.

CALL TO ARRANGE YOUR VIEWING 01432-266007

- Superb detached property
- Three bedrooms - one with en-suite
- Immaculately presented throughout
- Detached garage & allocated parking
- Kitchen/dining room & Utility room
- Beautifully landscaped gardens
- Village cul-de-sac location
- Far reaching open rural views
- Approx 4 years NHBC guarantee
- No Onwards Chain

Material Information
Price £320,000
Tenure: Freehold
Local Authority: Herefordshire Council
Council Tax: D
EPC: B (83)
For more material information visit www.cobbamos.com



Introduction

A new build property offering the benefits of a modern home including gas central heating and double glazing and additional improvements by the current owner include fitted wardrobes to all bedrooms and landscaped gardens. The immaculately presented accommodation includes; entrance hallway, downstairs WC, living room, kitchen/dining room, utility room and to the first floor are three bedrooms, master with en-suite and family bathroom.

Property Description

The property is entered via a canopy porch into the hallway where there is a downstairs WC, stairs to the first floor and doors leading off. The living room has dual aspect with 2 windows to the side and one to the front aspect making the room light and airy. The kitchen/dining room has patio doors to the rear garden and windows to both the front and side, a matching range of wall, base and drawer units with a square edge worktop and matching upstands, fitted electric hob with a double oven under and extractor fan over, larder unit, integrated dishwasher, stainless steel sink and door to the utility room which also has matching wall and base cupboards, worktop integrated washing machine, Ideal boiler, large under stairs storage cupboard and door to the outside. Carpeted stairs rise from the hallway to the first floor landing which has a useful storage cupboard, window to the side and doors leading off to all rooms. The family bathroom features a matching white suite comprising of fully tiled bath with shower over, pedestal hand basin, low level WC, heated chrome towel rail and extractor fan. Bedroom one features individual thermostat control, a dual aspect to make the most of the impressive countryside views, fitted wardrobes with spotlights, hanging space, shelving and mirrored sliding doors and door to the en-suite shower room with a tiled shower cubicle, sink unit with drawers and low level WC. Bedroom two has a window to the front, fitted wardrobes with sliding mirrored doors and spotlights and built in useful over stairs storage cupboard. Bedroom three has a window to the side with views and a fitted wardrobe with spot lights.

Gardens, garage & parking

The front of the property occupies a corner position with landscaped slate borders housing a variety of shrubs, plants and bushes and is approached via a block paved pathway leading to the canopy porch and main entrance door. At the end of the garden is a gate which opens to the tarmac driveway that provides off road parking for 2 cars and leads to the detached garage which is entered through a metal up and over door and has power, light and roof space storage. The main garden well kept and features a large patio seating area, grass lawn and pathway to the rear gate. all is enclosed by wooden fencing.

Location

The property is located in Whitestone, adjacent to the popular village of Withington, just 3 miles east of the city of Hereford with a good range of local amenities including The Sidings Cafe & farm shop, Carriages restaurant, fish and chip shop, primary school, post office, church, village hall, with a public house in the nearby hamlet of Cross Keys. The property enjoys easy access onto the A4103 towards Worcester and the M5.

Services

Mains water, drainage, gas and electric are connected to the property
There is a management site fee of approx £220 per annum

Please note - the vendor of this property is an employee of Cobb Amos Estate Agents

Broadband

Broadband type Highest available download speed Highest available upload speed Availability
Standard 9Mbps 0.9Mbps Good
Superfast --Not available --Not available Unlikely
Ultrafast 1800Mbps 900Mbps Good
Networks in your area - OFNL

Indoor mobile coverage

Provider Voice Data
EE None None
Three Limited Limited
O2 Likely Limited
Vodafone Limited Limited

Outdoor mobile coverage

Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely

Anti Money Laundering Regulations

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £20 +VAT (£24.00 inc. VAT) per purchaser in order for us to carry out our due diligence.

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Directions

Leave Hereford on the A4103 Worcester Road and after approx 2 miles you will arrive at the village of Withington, take the 4th turning left signposted Withington and 1st right into St Peters Field and follow the road straight ahead to the end where the property can be found on the right.

