



Plot 8 Breinton Meadows Kings Acre Road, Hereford, HR4 0SZ



**Sunderlands**  
Residential Rural Commercial



**Plot 8 Breinton Meadows Kings Acre  
Road  
Hereford  
HR4 0SZ**

**Summary of Features**

- A stunning newly built development
- Three double bedrooms
- Open plan kitchen, dining and living
- Detached garden studio
- Internal inspection highly recommended
- Further properties available

**Asking Price £575,000**

Discover Breinton Meadows - a stunning newly built executive residence set within an exclusive gated development of just 10 homes, ideally located near the vibrant city of Hereford. Positioned just off Kings Acre Road in Hereford, this exclusive new build home offers a perfect blend of modern living and serene countryside views. With three spacious bedrooms and three well-appointed bathrooms, this property is designed to accommodate families or those who enjoy having extra space. The heart of the home features an open plan living area, creating a warm and inviting atmosphere ideal for both relaxation and entertaining. Natural light floods the space, enhancing the contemporary design and providing a seamless flow between the living, dining, and kitchen areas. The south-facing rear garden is a delightful addition, offering a private outdoor retreat. Furthermore, the property includes a separate outdoor studio and parking spaces to the front.

**Location**

Situated in the highly sought-after residential area of Kings Acre, this property enjoys a convenient and well-connected location. A range of local shops, everyday amenities, and supermarkets are close at hand, while Hereford City Centre is just two miles away, offering an excellent selection of shops, cafés, and restaurants. The home falls within desirable school catchment areas, making it ideal for families. Regular bus services provide straightforward access to surrounding villages and towns. For those who enjoy the outdoors, the beautiful Hereford countryside is almost on your door step.

**Accommodation**

**Entrance hall**

The entrance hall serves as the central hub of the property, providing access to all principal rooms and flowing naturally into the heart of the home. Stairs rise to the first floor, and a useful storage cupboard is positioned in the middle of the hall.

**Open plan kitchen, dining and living**

At the heart of the home lies a beautifully designed open-plan kitchen, dining, and living space, thoughtfully curated for modern living. A striking central island forms the focal point, complemented by a suite of high-spec contemporary appliances.

Expansive bi-fold doors bathe the room in natural light and open seamlessly onto the landscaped garden, creating an effortless indoor, outdoor flow, perfect for entertaining guests or relaxing in everyday comfort. A separate door provides convenient access to the utility room.

**Utility**

The utility room offers useful additional space for extra white goods, fitted storage units, and a sink with drainer. Access to the side passage.

**Study**

An additional reception room offers excellent versatility, easily serving as a home study, playroom, or even a fourth bedroom. Generously sized and well-positioned within the home, it provides flexible living space to suit a range of needs, whether for remote working, family use, or guest accommodation.

**Shower room**

The downstairs shower room, conveniently located just off the entrance hall, provides excellent practicality for day-to-day living. It is perfectly positioned to serve guests and family alike. In addition, its close proximity to the ground floor bedroom makes it well-suited for use as a private en-suite.

**First floor**

**Bedroom one & en-suite**

Bedroom one is a generous double bedroom with a South-facing aspect. The bedroom flows seamlessly into the en-suite shower room. The en-suite is fitted with a modern three-piece suite comprising a shower enclosure, wash hand basin and low-level WC, creating a well-appointed and private retreat.

**Bedroom two**

Bedroom two is a well-proportioned double bedroom with a bright front-aspect view. It offers ample space for a double bed and free-standing furniture, creating a comfortable and versatile room.

**Bedroom three**

Another double bedroom which offers ample space for a double bed and free-standing furniture, creating a comfortable and versatile room.



### Bathroom

The family bathroom is well designed and finished, with a bath tub, separate shower, WC, and dual vanities. It offers a practical and comfortable space for everyday use.

### Outside

The south-facing garden offers a tranquil, sun-filled retreat, perfectly positioned to enjoy sweeping views across the rolling countryside. With an exceptional sense of privacy and natural beauty, it provides an idyllic setting for relaxing, entertaining, or simply appreciating the changing seasons. Enhancing the outdoor space is a versatile garden studio, offering excellent practicality. Ideal as a secure home office or workshop, it also presents exciting potential for conversion into a hobby room or creative studio, tailored to suit your lifestyle needs.

### Services

Air source under floor heating, mains electric and solar PV, mains drainage and water.

Our understanding is that the property has an energy efficiency rating (EPC/SAP rating) of Grade A.

### Tenure

Freehold.  
Estate Service charge to be confirmed.

### Council tax

Herefordshire council tax band - TBC

### Directions

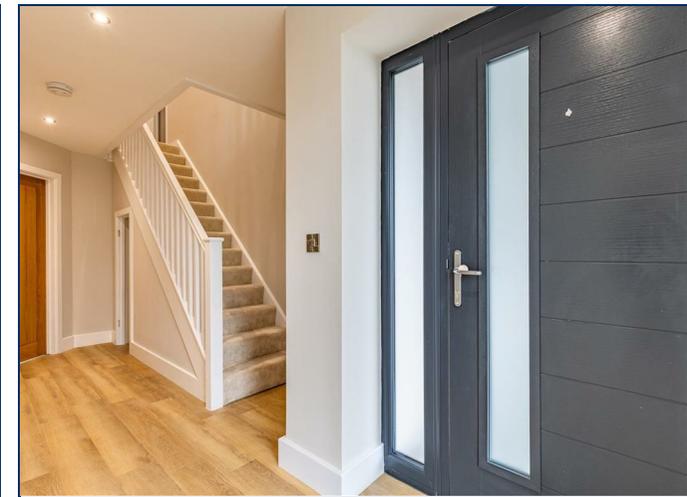
From Hereford, take the A438 towards Brecon. Proceed through Whitecross and continue along Kings Acre Road. After approximately one mile, and just before reaching Wyevale Garden Centre, turn left into Breinton Lee. The gated entrance to the properties can be found on the right-hand side.

### Agents notes

Plot 7 - £750,000  
Plot 8 - £575,000  
Plot 9 - £599,995  
Plot 10 - £599,995

### Anti-money laundering

The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.



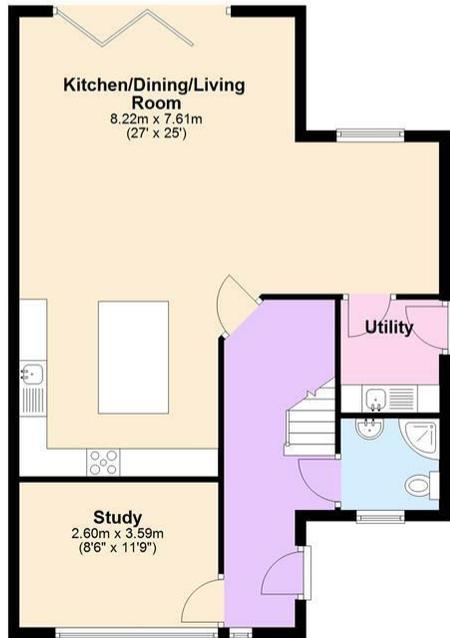




**Ground Floor**



**First Floor**



Total area: approx. 152.7 sq. metres (1643.6 sq. feet)

**Sunderlands**

**Hereford Branch**

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Pavement,  
Hay on Wye, Herefordshire HR3  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.