



Plot 7 Breinton Meadows Kings Acre Road, Hereford, HR4 0SZ



**Sunderlands**  
Residential Rural Commercial



**Plot 7  
Breinton Meadows  
Kings Acre Road  
Hereford  
HR4 0SZ**

### Summary of Features

- A stunning newly built development
- Four double bedrooms
- Open plan kitchen, dining and living
- Double garage and off road parking
- Stylishly finished throughout
- Internal inspection highly recommended
- Further properties available

**Asking Price £750,000**

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 four spacious bedrooms and four 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 double garage, providing ample storage and parking spaces.

#### **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 an internal door leads to the double garage. A useful storage cupboard is positioned in the middle of the hall.

##### **Open plan kitchen, dining and living**

The centrepiece of the home is a beautifully designed open-plan kitchen, dining, and living space tailored for contemporary lifestyles. A striking island forms the focal point, complemented by a range of high-spec modern appliances. To the rear of the room, a practical storage cupboard provides valuable additional space. Two sets of bi-fold doors bathe the interior in natural light and open out to the landscaped garden, creating a seamless indoor-outdoor connection- perfect for both entertaining and everyday relaxation.

##### **Study**

An additional reception room offers excellent versatility, easily serving as a home study, playroom, or even a fifth 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.

##### **Utility**

The utility room offers useful additional space for extra white goods, fitted storage units, and a sink with drainer. A door provides direct access to the rear garden.

##### **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 ensuite.

##### **First floor**

##### **Bedroom one & en-suite**

Bedroom one is a generous double bedroom with fitted wardrobes and a Juliet balcony enjoying views across the neighbouring countryside. The room benefits from an en-suite shower room fitted with a modern three-piece suite comprising a shower enclosure, wash hand basin and low-level WC.

##### **Bedroom two & en-suite**

Bedroom two is a well-proportioned double bedroom enjoying a pleasant front outlook and plenty of natural light. The room benefits from fitted wardrobes and a modern three-piece en-suite shower room, comprising a shower enclosure, wash hand basin and low-level WC.

##### **Bedroom three**

Bedroom three is situated at the rear of the property, enjoying similar attractive views to those from bedroom one across the neighbouring countryside. The room is well-proportioned and further benefits from fitted wardrobes, providing useful built-in storage.

##### **Bedroom four**

Bedroom four is also a double bedroom, enjoying a pleasant front aspect view. The room benefits from a single fitted cupboard, providing useful built-in storage.

##### **Bathroom**

The beautifully appointed family bathroom exudes understated luxury, featuring elegant dual vanities, a



sculptural freestanding soaking tub, and a separate walk-in shower. Thoughtfully designed and impeccably finished, it offers a refined, spa-inspired retreat for everyday indulgence.

### Outside

Externally, the property continues to impress, featuring an integral double garage and a private driveway. The generous south-facing garden provides a peaceful retreat, boasting views across the rolling countryside, an ideal balance of privacy and scenic surroundings.

### 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.









**Sunderlands**

**Hereford Branch**

Offa House, St Peters Square,  
Hereford HR1 2PQ  
Tel: 01432 356 161  
Email:  
hereford@sunderlands.co.uk

**Hay-on-Wye Branch**

3 Pavement House, The  
Pavement,  
Hay on Wye, Herefordshire HR3  
5BU  
Tel: 01497 822 522  
Email: hay@sunderlands.co.uk



Total area: approx. 234.6 sq. metres (2525.0 sq. feet)



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.