

FOR  
SALE



6 Huntsmans Drive, Kings Acre, Hereford HR4 0PN

£340,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this highly sought-after location, a well-maintained 3/4 bedroom detached house offering ideal family/retirement accommodation. The property has the added benefit of gas central heating, double glazing, 2 bathrooms, flexible living accommodation, private west-facing garden, garage and driveway and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought-after location*
- *Spacious 3/4 bedroom detached house*
- *Downstairs bedroom/dining room with en-suite bathroom*
- *Private west-facing rear garden*
- *Ideal for family or retirement*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### **Recessed Porch with entrance door into the Reception Hall**

Fitted carpet, radiator, feature double glazed window to the front aspect, central heating thermostat, carpeted staircase to the first floor, telephone point and door to the

### **Kitchen**

With single drainer sink unit and mixer tap over, wall and base cupboards, worksurfaces with splashbacks, vinyl flooring, built-in oven and 4-ring gas hob with cookerhood over, wall mounted gas central heating boiler, double glazed window to the front aspect enjoying a pleasant outlook, space and plumbing for washing machine, space for upright fridge/freezer.

### **Living Room**

Fitted carpet, 2 radiators, coved ceiling, useful understairs store cupboard and double glazed sliding patio door to the

### **Conservatory**

Of brick and uPVC construction with tiled floor, power and light points, vertical blinds, central ceiling light/fan, opening window vents and double doors to the patio and garden and wall mounted electric heater.

### **From the Living Room, double doors open into the**

### **Dining Room/Downstairs Bedroom 4**

Fitted carpet, 2 radiators, feature double glazed window and further double glazed window to the side, coved ceiling, double glazed French doors to the rear patio and garden and door to the

### **Downstairs Bathroom**

Suite comprising panelled bath with shower unit over and glazed folding screen, low flush WC, pedestal wash hand-basin with wall mirror, shaver light and point over, 2 radiators, tiled floor and double glazed window and recessed spotlighting.

### **First floor landing**

Fitted carpet, access hatch to loft space, built-in airing cupboard and door to

### **Bedroom 1**

Fitted carpet, radiator, built-in wardrobe, double glazed window to the rear enjoying a pleasant outlook.

### **Bedroom 2**

Fitted carpet, radiator, double glazed window to the front aspect enjoying a pleasant outlook and built-in wardrobe.

### **Bathroom**

White suite comprising bath with shower unit over and glazed screen, pedestal wash hand-basin, low flush WC, tiled floor, ladder style towel rail/radiator, wall mirror and double glazed window.

### **Outside**

The property occupies a corner position and is approached via a tarmacadam drive leading to a canopy and the garage with up-and-over door, light, power and door to rear. Outside water tap. The front garden is paved providing an additional parking area, and there is boundary hedging. To the rear of the property there is a good size garden with paved patio areas providing the perfect entertaining spaces, an area laid to lawn bordered by a variety of flowers and shrubs, a raised decked area providing an ideal suntrap and all enclosed by hedging, walling and fencing to maintain privacy.

### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### **Outgoings**

Council tax band D - payable 2024/25 £2307.34

Water and drainage - metered supply.

### **Money laundering regulations**

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

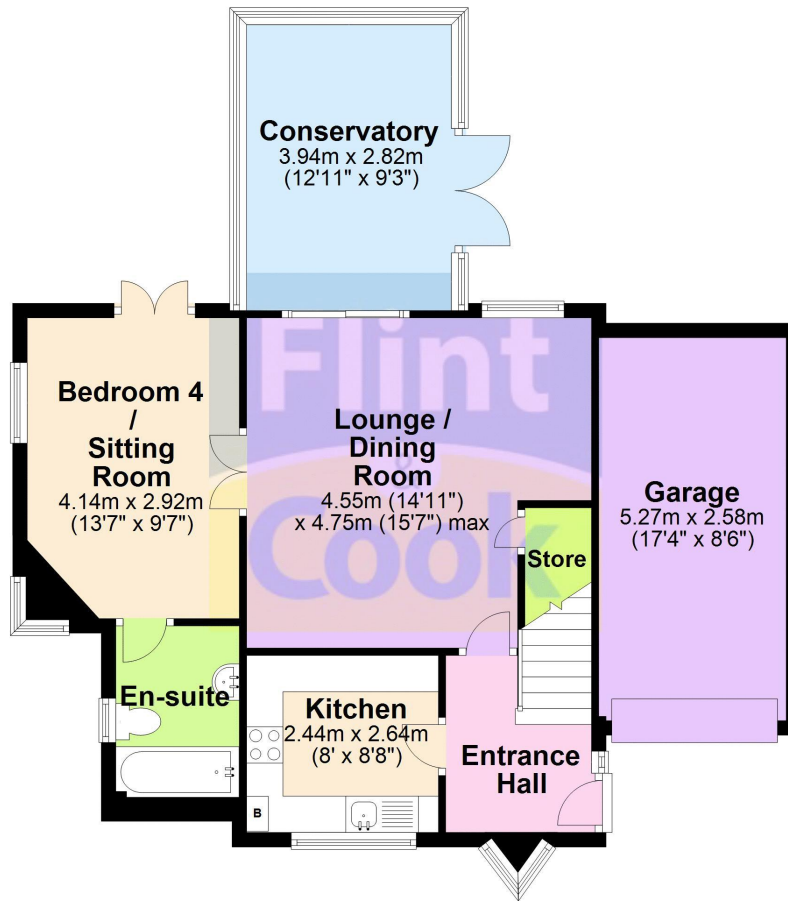
### **Viewing**

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

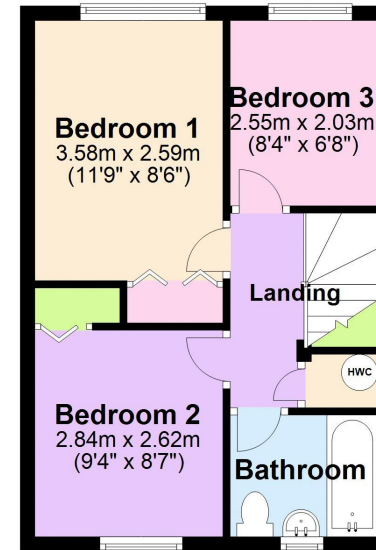
### **Directions**

Proceed west out of Hereford City on the Whitecross Road taking the 2nd exit at the Monument roundabout onto Kings Acre Road. After approximately half a mile, turn left into Huntsmans Drive and number 6 is on the right hand side. What3words - dabbling.suiting.factories

**Ground Floor**  
Approx. 76.2 sq. metres (819.8 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 109.8 sq. metres (1181.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>73</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			
England, Scotland & Wales			