

FOR
SALE



Castay, Kingsthorne, Hereford HR2 8AU

£450,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular rural location, a deceptively spacious 4 bedroom detached property offering ideal family/retirement accommodation. The property which is offered for sale with no onward chain has the added benefit of oil central heating, private gardens, garage and driveway, generously sized living accommodation, a useful basement and to fully appreciate this property we recommend an internal inspection.

POINTS OF INTEREST

- *Spacious 4 bedroom detached property*
- *Popular rural location*
- *3 Bathrooms*
- *Ideal for family living or retirement*
- *Utility & Store Room*
- *2 Reception rooms & breakfast kitchen*
- *No onward chain*
- *Must be viewed*



ROOM DESCRIPTIONS

Canpy Porch

With glazed panel entrance door through to the

Reception Hall

With laminate flooring, radiator with display shelf over and glazed panel door to the

Kitchen/Breakfast Room

With single drainer sink unit, a range of wall and base cupboards, ample work surfaces, breakfast bar, double glazed window to the front aspect, exposed beam effect ceiling, built in double oven with 4 ring hob and cooker hood over, walk in pantry cupboard, free standing refrigerator, space and plumbing for a dishwasher.

Lounge

A light and airy room with newly fitted carpet, 2 radiators, 2 double glazed windows, tied fire surround, access door from the inner hallway, open plan arch through to the

Dining Room

With fitted carpet, radiator, double glazed window, built in store cupboard with shelf over and access door from the inner hallway.

Inner Hallway

With 2 radiators, under stairs store cupboard, double glazed window to the front aspect, stairs to the first floor and door to

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear, a range of built in wardrobes and overhead cupboards.

Bedroom 3

With fitted carpet, radiator, double glazed window to the side and built in shelving.

Bedroom 4

With fitted carpet, radiator, double glazed window to the side and single wardrobe.

Ground Floor Bathroom

With modern white suite comprising panelled bath with shower attachment and glazed screen over, vanity wash hand basin with storage below and mirror fronted medicine cabinet over with light, low flush WC, ladder style towel rail/radiator, double glazed windows.

Ground Floor Shower Room

With suite comprising large corner shower with glazed door, low flush WC, pedestal wash hand basin with mirror and lighting above, radiator/towel rail, double glazed window, tiled floor, medicine cabinet.

Inner Lobby

Accessed from the entrance hall and allowing ample storage space for coats and shoes and with a glazed panel door leading to the

Rear Porch

With door to the rear garden and open plan access to the

Utility Room

With butler style sink with a mixer tap over, space and plumbing for automatic washing machine and tumble drier, radiator, store cupboards, double glazed window to the rear and sliding door to

Store Room/Workshop

With a range of cupboards, power and light points, window and stable door to the front aspect.

First Floor Master Bedroom Suite

With feature flooring, ample storage and hanging space, electric wall heater, double glazed windows to the rear and side, Velux window with built in blind and door to the

Ensuite Shower Room

With modern suite comprising a large double shower cubicle with glazed sliding door, panelled walls for easy maintenance, vanity wash hand basin with storage below, WC, Velux roof light with blind, ladder style towel rail/radiator, feature flooring.

Outside

To the front of the property there is an attractive lawned garden bordered by flowers and shrubs and enclosed by hedging with paved steps and pathway leading to the entrance door. A driveway providing off road parking leads to the

Garage

With up and over door, power and light points, double glazed side window, ample storage space.

To the side of the property there is a good sized lawned garden enclosed by hedging for privacy with a raised paved patio offering the perfect entertaining/seating space.

The rear garden is mainly laid to lawn and is enclosed by hedging with steps leading up to a patio at the rear of the utility room. A useful side gate and access to the large

Basement

With power and light points and ample storage space.

Services

Mains water, electricity and drainage are connected. Oil fired central heating

Outgoings

Council tax band E - £2,847 payable for 2024/2025

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A49 Ross Road, at the top of Callow Hill turn left signposted to Kingsthorpe. On entering the village of Kingsthorpe turn left signposted to Little Birch at the bottom of Barrack Hill turn right and Castay is located immediately on your right hand side.

What Three Words - Directions

///qualified.whizzing.performs

Viewings

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

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



Main area: Approx. 191.8 sq. metres (2064.0 sq. feet)
Plus garages: approx. 18.0 sq. metres (194.2 sq. feet)

These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			73
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F		42	
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	