

FOR  
SALE

**Flint  
&  
Cook**  
FOR SALE  
01432 355455  
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2 Sweet Chestnut Drive, Kings Acre, Hereford HR4 0FJ

£475,000 - Freehold

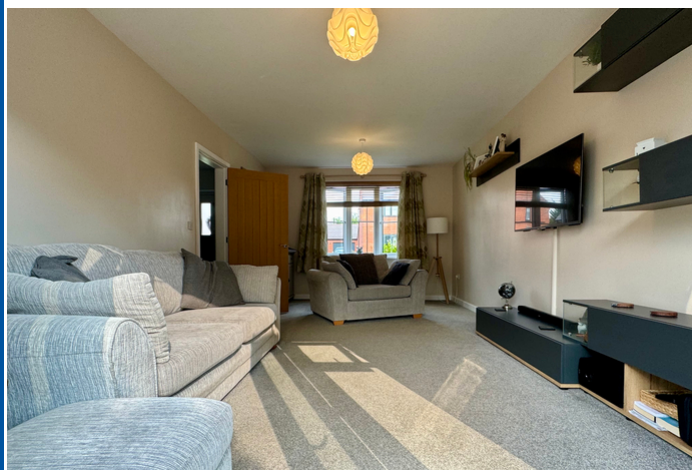
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

## PROPERTY SUMMARY

Situated in this popular residential location, an immaculately presented 4 bedroom detached house offering ideal family accommodation. The property was constructed in 2021 and has the added benefit of a double garage, driveway parking, good size enclosed rear garden, 4 bedrooms (1 en-suite) and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *4 Bedrooms (1 en-suite)*
- *Double garage, driveway parking & garden*
- *Ideal family home*
- *Popular residential location*
- *Constructed in 2021*
- *Immaculately presented throughout*
- *Viewing highly recommended*



## ROOM DESCRIPTIONS

### Canopy Porch

With entrance door into the

### Spacious Reception Hall

Vinyl tiled floor, radiator, fuseboard, carpeted stairs leading to the first floor, useful understairs storage cupboard.

### Downstairs WC

Low flush WC, wash hand-basin with tiled splashback, radiator, extractor and vinyl tiled floor.

### Living Room

Fitted carpet, 2 radiators, double glazed window to the front aspect and double glazed French doors to the rear leading onto the patio area.

### Kitchen/Dining Room

A modern fitted Kitchen with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer unit, integrated appliances including electric oven and grill, induction hob with extractor over, washing machine, dishwasher and space for an American-style fridge/freezer, dual aspect double glazed windows to the front and rear, 2 radiators, recessed spotlighting, extractor, vinyl tiled floor and opening into the

### Utility

With matching wall and base units, under-counter space for tumble dryer, cupboard housing the gas central heating boiler, radiator, vinyl tiled floor and door to the rear garden.

### First floor landing

Fitted carpet, loft hatch, smoke alarm, useful linen cupboard with fitted shelving and doors to the

### Master Bedroom

Fitted carpet, radiator, double glazed window to the rear aspect, gas central heating thermostat, built-in triple wardrobe with mirrored sliding doors and door into the EN-SUITE SHOWER ROOM with double width shower cubicle and mains fitment shower over, tiled surround and glass sliding door, low flush WC, wash hand-basin with tiled splashback, heated towel rail, double glazed window to the rear and vinyl tiled floor.

### Bedroom 2

Fitted carpet, radiator and window to the rear aspect.

### Bedroom 3

Fitted carpet, radiator and window to the front aspect.

### Bedroom 4

Fitted carpet, radiator and double glazed window to the front aspect.

### Bathroom

Suite comprising panelled bath with tiled surround, double width shower cubicle with mains fitment showerhead over, tiled surround, low flush WC, wash hand-basin with tiled splashback, heated towel rail, extractor, recessed spotlighting and vinyl tiled floor and double glazed window to the front aspect.

### Outside

The property is approached via a paved pathway with 2 areas of lawn with a range of plants and shrubs leading to the front entrance door. There is also access to the side where there is a tarmac driveway with parking for up to 4 vehicles leading to the DOUBLE GARAGE with 2 up-and-over doors and side access to the rear garden. There are useful outside power points. To the rear of the property there is a good size garden, split into 2 parts, the first part leading straight from the house with a paved patio area and the remainder being laid to stone for low maintenance and enclosed by fencing with a wooden pergola, outside storage shed and rear door into the garage. A gate then leads into the remainder of the garden which is laid to lawn and enclosed by fencing. Useful outside tap and outside power points.

### Services

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

### Agent's Note

Number 2, Sweet Chestnut Drive is a director for the management company of Sweet Chestnut Drive. A maintenance fee is payable of £180 every 6 months.

### Outgoings

Council tax band E - payable 2024/25 £2788.82

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

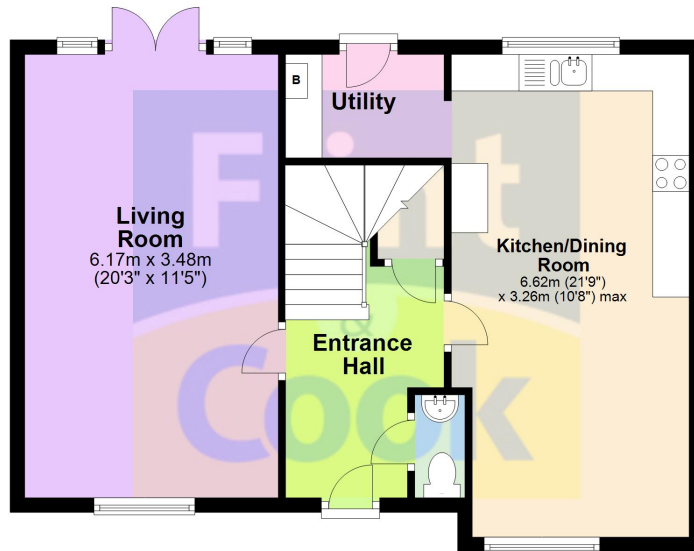
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

### Directions

Proceed west out of Hereford along Whitecross Road, taking the 2nd exit onto Kings Acre Road at the Monument roundabout. Continue along Kings Acre Road heading out of Hereford towards Brecon, passing Kings Acre Cars on the right hand side and Sweet Chestnut Drive is approximately 100 yards on the left hand side and as you turn left, the property is then located on the right hand side, as indicated by the Agent's FOR SALE board. What3words - backs.juggler.ultra

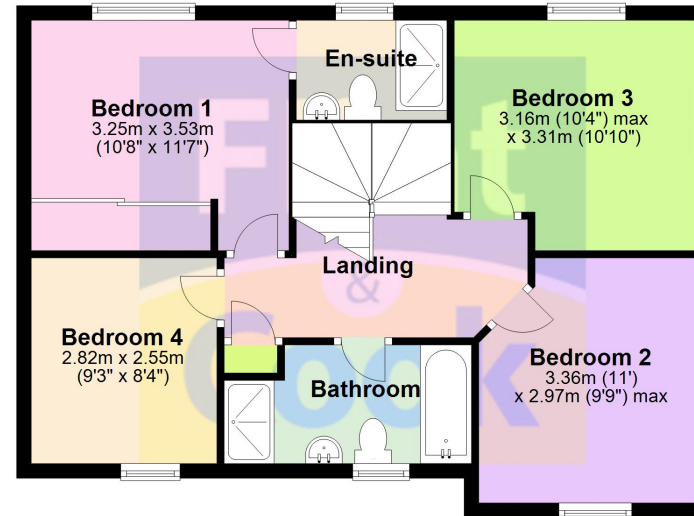
### Ground Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



### First Floor

Approx. 57.3 sq. metres (616.7 sq. feet)



Total area: approx. 114.6 sq. metres (1233.5 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>	93
(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		
England, Scotland & Wales		

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