

FOR  
SALE



279 Kings Acre Road, Hereford HR4 0SS

£475,000 - Freehold

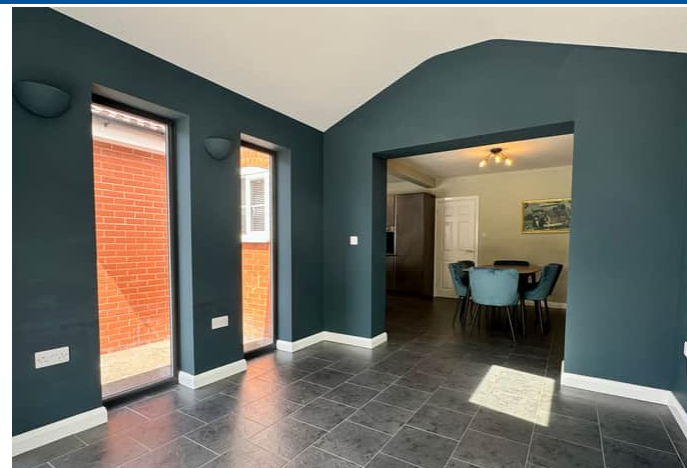
22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Situated in this highly sought-after location, a 3-bedroom detached property offering ideal family accommodation and being sold with the added benefit of no onward chain. The property, which is immaculately presented throughout, has the added benefit of a modern fitted kitchen, modern bathroom, gas central heating, double-glazing, beautiful gardens, garage (with potential for an Annexe) and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *Detached house*
- *3 bedrooms*
- *Ideal family home*
- *Immaculately presented throughout*
- *Attractive gardens*
- *No onward chain*
- *Garage and driveway parking*
- *Must be viewed*



## ROOM DESCRIPTIONS

### Canopy porch

Entrance door leading into the

### Entrance hall

Tiled floor, recessed spotlights, storage cupboard with fitted shelving, carpeted stairs leading up, doors leading to

### Lounge

Newly fitted carpet, 2 radiators, 3 windows, feature woodburning stove with surround, recessed spotlights.

### Utility space

Tiled floor, fitted towel rail, worksurface space with undercounter space for washing machine and tumble drier, fitted shelving, window, recessed spotlights, door leading into the

### Downstairs WC

Low flush WC, wash hand basin with tiled splashback, window, fuseboard, radiator, tiled floor.

### Open-plan kitchen/dining/family room

An immaculately presented kitchen with fitted wall and base units, ample worksurface space, 1 1/2 bowl sink and drainer unit with mixer tap, integrated appliances to include full-height fridge, full-height freezer, dishwasher, 4-ring induction hob with internal extractor, electric oven, electric combi-microwave with warming drawer below, cupboard housing the Worcester Bosch gas central heating boiler, tiled floor, recessed spotlights, radiator, dual aspect windows, door leading to the rear porch area and opening to the dining area with tiled floor, upright radiator, breakfast bar, fitted wooden cabinets with fitted bench and shelving, opening into the family room with tiled floor, Velux window, 3 picture windows, 2 wall lights, ceiling light point, electric log-effect fireplace, bi-folding doors opening out onto the rear patio area.

### Rear porch

Tiled floor, window, electric points, coat storage, composite door leading out to the rear of the property/driveway and door to the kitchen.

### First floor landing

Newly fitted carpet, radiator, window, useful built-in storage cupboard with fitted wooden shelving and radiator, doors to

### Bedroom 1

Carpet, radiator, dual aspect windows, recessed spotlights, cupboard with fitted shelving and loft hatch.

### Bedroom 2

Carpet, radiator, window to rear, ceiling light point.

### Bedroom 3

Carpet, radiator, window to side, ceiling light point, loft hatch (fully boarded).

### Bathroom

Modern white suite comprising panelled bath with mains fitment rainfall showerhead over, tiled surround, pedestal wash hand basin with tiled splashback, low flush WC, radiator, recessed spotlights, extractor, window.

### Outside

The property is approached via a tarmac driveway leading up to double wooden opening gates leading onto the further driveway with parking for several vehicles. This provides access to the rear of the property

and also access to the electric roller door of the garage. The garden has a paved patio area perfect for entertaining and south facing making it an ideal sun trap with paved step leading up to the remainder of the garden which is mostly laid to lawn with 2 outside storage sheds and steps leading to a further raised garden area which again is laid to lawn with a small area of decking perfect for entertaining, with views across open fields. There is an array of mature trees, plants and shrubbery, and the garden is enclosed by hedging and fencing. Outside tap, outside power point and space for an EV charger to be fitted to the exterior wall of the garage.

There is a paved path leading round to the front door and number 279 also has a right of access across the neighbouring lane to the front door and to the rear garden.

### Garage

- could easily be converted into an Annexe, subject to necessary planning, or could be utilised as a workshop, garage or home office, with electric up-and-over door to the front, personal door to the side, 2 electric heaters, worksurface space with undercounter space for tumble drier with vent, smoke alarm, recessed spotlights, door to Shower Room with corner shower cubicle with electric shower and panelled surround, low flush WC, wash hand basin with tiled splashback, electric heater, double-glazed window, extractor, and wooden stairs leading up to the first floor which is an ideal home office, gym or playroom, or as mentioned could be converted to an Annexe should anyone have the need. First floor of garage has wooden flooring, electric heater, double-glazed window, recessed spotlights, smoke alarm, electric points, TV aerial point and picture window to front.

### Services

Mains electricity, water, drainage and gas are connected. Gas-fired central heating.

### Outgoings

Council tax band E, payable 2024/25 £2788.82. Water and drainage rates are payable.

### Viewing

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

### Directions

Proceed west out of Hereford along Whitecross Road. At the monument roundabout take the 2nd exit onto Kings Acre Road. Continue down Kings Acre Road for approximately a mile and the property is situated on the left-hand side as indicated by the Agent's FOR SALE board.

### Money laundering regulations

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



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](http://www.flintandcook.co.uk)