

**NO
ONWARD
CHAIN**



145 Kings Acre Road, Hereford HR4 0SP

**Stooke
Hill and
Walshe**
.co.uk

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A mature individual detached house in beautiful condition inside and out, comprises, reception hall, separate lounge with feature wood burning stove, large open plan kitchen, snug, dining room, 3 primary bedrooms, a small 4th room, bathroom and a further floor with attic room, garage and south facing rear gardens set on a good size plot with horseshoe driveway, and backing onto agricultural land. No onward chain.

£550,000



Situation and Description

The property is located to the west of Hereford in the popular residential area of Kings Acre and is close to the property there are a vast array of amenities including a choice of shops, butchers, schools, church, public house, post office and there is a regular bus service to and from Hereford City, where there is a whole range of facilities, hospitals, and railway station.

A FULL VIRTUAL TOUR IS AVAILABLE VIA OUR WEBSITE AND ON OUR YOUTUBE CHANNEL

OVERVIEW

A mature individual detached house in beautiful condition inside and out, comprises, reception hall, separate lounge with feature wood burning stove, large open plan kitchen, snug, dining room, 3 primary bedrooms, a small 4th room, bathroom and a further floor with attic room, garage and south facing rear gardens set on a good size plot with horseshoe driveway, and backing onto agricultural land. No onward chain.

In more detail the property comprises:

Access from the front elevation leads to:

Storm Porch

With quarry tiles, and outdoor light.
Composite door leads to:

Entrance Hall

Original hardwood flooring parquet style, 2 ceiling light points, tall ceilings, radiator, and picture rail.
Door to:

Store Room

2.0m x 0.9m (6' 7" x 2' 11")
With space for coats, shoes, obscured glass window to the front elevation, wall light point and the continued hard wood floor.
From the reception hall a glazed oak door leads to:

Internal Hall

With ceiling light point, decorative panelling, and double glazed door to the side elevation.
Door to:

Downstairs WC

This room has been recently re-furbished and re-decorated, and having tiled walls, partly tiled, long tower radiator, ceiling light point, double glazed obscured glass window to the side elevation, vanity wash hand basin with mixer tap over, and low level WC.

Lounge

3.95m x 4.625m (13' 0" x 15' 2")
With recently laid oak engineered flooring, ceiling light point with dimmer switch, large double glazed window to the south facing rear elevation overlooking open countryside, 2 radiators, large chimney breast with some exposed brick, log burning stove and slate hearth, power points, TV point, and telephone point.

Open Plan Kitchen/Dining/Living Area

Dining Area:
3.65m x 4.85m (12' 0" x 15' 11")
Having parquet style hardwood flooring, ceiling light point, 3 wall light points, radiator, large fireplace with open fire within, double glazed obscured glass window to the side elevation, double glazed french doors, with side panels, to the rear elevation opening out onto the rear garden, ample power points, TV point, and telephone point.

Opening through to:
Kitchen/Snug/Lounge Area:
6.45m x 4.6m (21' 2" x 15' 1")
With lino flooring throughout this area.

Kitchen Area:
With working surfaces over soft close doors and drawers to fitted base units, ample quantity of units with an overhang worktop creating a breakfast bar area, very large gas Cookmaster oven, with 7 ring gas hob over, cooker hood, integrated Zanussi dishwasher, chrome mixer tap over stainless steel 1.5 Carron Phoenix sink and drainer, double glazed window to the front elevation and views beyond, downlighters over the counter tops, and spot lights over the kitchen.

Door opening into a small utility cupboard, with ceiling light on a sensor, housing a recently fitted wall mounted Worcester Bosch combi boiler, space and plumbing for washing machine, and space for additional appliance such as a tumble dryer over.

Snug Area:
Having tower radiator, and bay double glazed window to the front elevation.
Door opening to a walk-in pantry, with double glazed obscured glass window to the front elevation, ceiling light point, shelving and lino flooring continued.

From the entrance hall an original staircase with fitted carpet leads to:

FIRST FLOOR

Landing

A split level staircase with double glazed, obscured glass, window to the side elevation, and upon the landing; carpet flooring, ceiling light point, under stairs storage, double glazed obscured glass window to the side elevation, and radiator.
Door to:

Small Room

1.65m x 2.26m (5' 5" x 7' 5")
With chrome towel radiator, carpet flooring, double glazed obscured glass window to the side elevation, and power.

Bedroom 1

4.35m x 4.48m (14' 3" x 14' 8")
With carpet flooring, ceiling light point, double glazed windows to both the side and rear elevation across south facing open fields, radiator, picture rails, original feature fire, cupboard which is a walk-in wardrobe with ceiling light point, hanging rail and storage shelving.

Bedroom 2

3.3m x 4.645m (10' 10" x 15' 3")
With ceiling light point, carpet flooring, radiator, and double glazed window to the rear elevation overlooking fields beyond.

Bedroom 3

3.785m x 3.58m (12' 5" x 11' 9")
A good size double bedroom comprising, carpet flooring, ceiling light point, picture rails, radiator, telephone and TV point, and double glazed bah window to the front elevation overlooking open countryside across the front garden and beyond.

Bathroom

Being recently re-fitted, with oak effect LVT flooring, tiled walls, ceiling light point, wall extractor point, double glazed obscured glass window to the side elevation, freestanding roll top bath with a shower and mixer tap over, low level WC, large shower cubicle, mains with 2 shower heads and glass panel, push close airing cupboard with storage shelving, towel radiator, wall mounted vanity space, with LED light over and wash hand basin.

From the first floor landing a wooden staircase, with a window to the side, leads to:



Garage

With new pitched roof, up and over door at the front, and 2 storage rooms to the rear of the garage.

AGENTS NOTE

- The boiler was fitted in December 2024.
- The boiler was last serviced in December 2025.
- The boiler has manufacturer's guarantee, expiring in December 2036.
- A new roof, guttering where needed, and four Velux windows were installed in May 2025.
- Other remedial works have been carried out; receipts and further information is available upon further request.

Directions

From Stooke, Hill and Walshe office in King Street, proceed west onto A438 Whitecross Road, at the roundabout take the 2nd exit onto A438 Kings Acre Road, after 0.7 miles the property can be found on the left hand side as indicated by Stooke, Hill and Walshe For Sale board, For those who use 'What3words'/// motivate.crown.frightens

Services

All mains services are connected to the property.

Tenure

Freehold

Council tax band 'E'



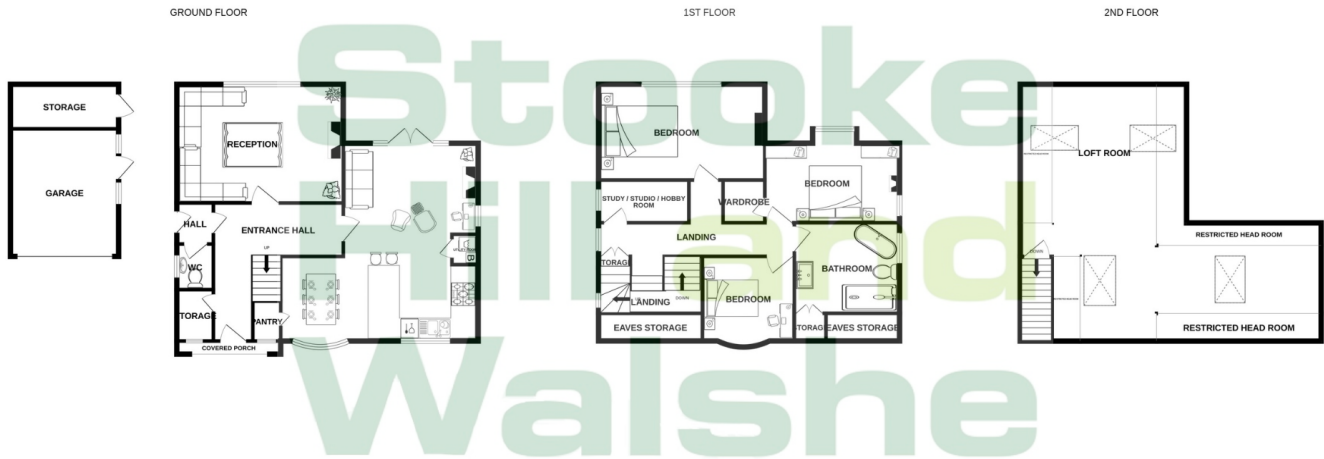
Second Floor Loft Room

9.7m x 7.0m (31' 10" x 23' 0")


A very handy storage area with exposed wooden floorboards, 4 Velux double glazed windows, with internal blinds, overlooking the side and front elevations, ample storage, power and light.

OUTSIDE

The property is approached through bricked pillars, via a gated 'Horseshoe' driveway (in and out access), with a feature centre lawned area which creates the sweeping drive and an ornamental walled centre boundary. Fencing and shrubbery and flower beds create colour in the front garden, and from here a gated access leads around to the rear garden, where there is a patio seating area directly off the dining room french doors. Outdoor power and light, inset canopy area opening out onto a further patio seating area, and beyond here there is a lawned area, further patio and a pathway leading to a further garden area, fencing and open countryside beyond. The garden is low maintenance and there is wrap around access around the property.



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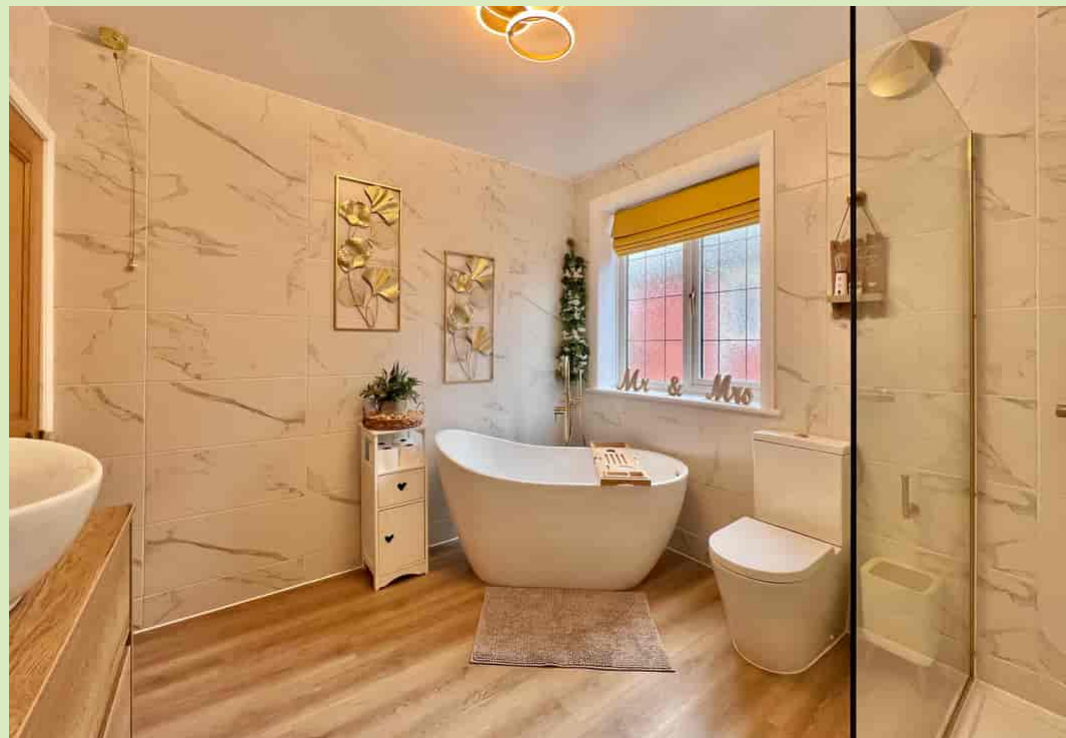
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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8 King Street, Hereford HR4 9BW
 Tel: 01432 343477
 Email: hereford@stookehillandwalshe.co.uk

14 Homend, Ledbury HR8 1BT
 Tel: 01531 631177
 Email: ledbury@stookehillandwalshe.co.uk

www.stookehillandwalshe.co.uk





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