

FOR
SALE



65 Huntsmans Drive, Kings Acre, Hereford HR4 0PN

£419,995 - Freehold

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

PROPERTY SUMMARY

Occupying a peaceful position in this highly sought-after location, a spacious 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, generously sized living accommodation, no onward chain and we recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought-after location*
- *Spacious 4 bedroom detached house*
- *3 Receptions, kitchen & conservatory*
- *Good size garden*
- *Good size rear garden*
- *Ideal family home*
- *No onward chain*



ROOM DESCRIPTIONS

Canopy Porch

With outside light, meter cupboards and entrance door through to the

Spacious Reception Hall

Fitted carpet, radiator, central heating thermostat, coved ceiling, stairs to the first floor and door to the

Downstairs Cloakroom

Suite comprising low flush WC, wash hand-basin with tiled splashback, radiator, double glazed window.

Study

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

Lounge

A light and airy room with fitted carpet, 2 radiators, coved ceiling, double glazed window and double glazed double French doors to the rear patio and garden and double sliding doors to the

Dining Room

Fitted carpet, coved ceiling, access to the Kitchen and double glazed sliding door to the

Conservatory

Of brick and uPVC construction with tiled floor, opening window vents, Venetian blinds, central ceiling light/fan, power points, double doors to the rear patio and garden.

Kitchen

Fitted with a range of wall and base units, ample worksurfaces with splashbacks, wall mounted gas central heating boiler, 1½ bowl sink unit with mixer tap over, tiled floor, radiator, double glazed window to the front aspect enjoying a pleasant outlook, space for appliances, radiator and door to the side pathway.

Spacious first floor landing

Radiator, access hatch to loft space, double glazed side window and built-in airing cupboard.

Bedroom 1

Laminate flooring, radiator, double glazed window to the rear, range of fitted wardrobes and door to the EN-SUITE SHOWER ROOM with shower cubicle and glazed folding door, vanity wash hand-basin with ample storage below, display shelf and wall mirror over, low flush WC, ladder style towel rail/radiator, double glazed window.

Bedroom 2

Laminate flooring, radiator, built-in double wardrobe with folding doors, double glazed window overlooking the rear garden.

Bedroom 3

Laminate flooring, display shelving, radiator, double glazed window to the front aspect and further double glazed window to the side.

Bedroom 4

Laminate flooring, radiator, double glazed window to the front aspect.

Bathroom

Suite comprising panelled bath with handgrips, shower unit over and glazed screen, vanity wash hand-basin with storage below, wall mirror and lighting above, low flush WC, easy to maintain flooring, tiled wall surround, double glazed window, ladder style towel rail/radiator.

Outside

To the front of the property there is a driveway with turning area providing off-road parking facilities leading up to the GARAGE with up-and-over door, power and light points and ample storage space. To the immediate rear of the property there is a good size paved patio area leading onto the remainder of the spacious garden which is mainly laid to lawn and enclosed by fencing for privacy. There is a useful timber garden shed and access to the rear can be gained via both sides of the property.

Services

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

Outgoings

Council tax band E - payable 2024/25 £2820.09

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.

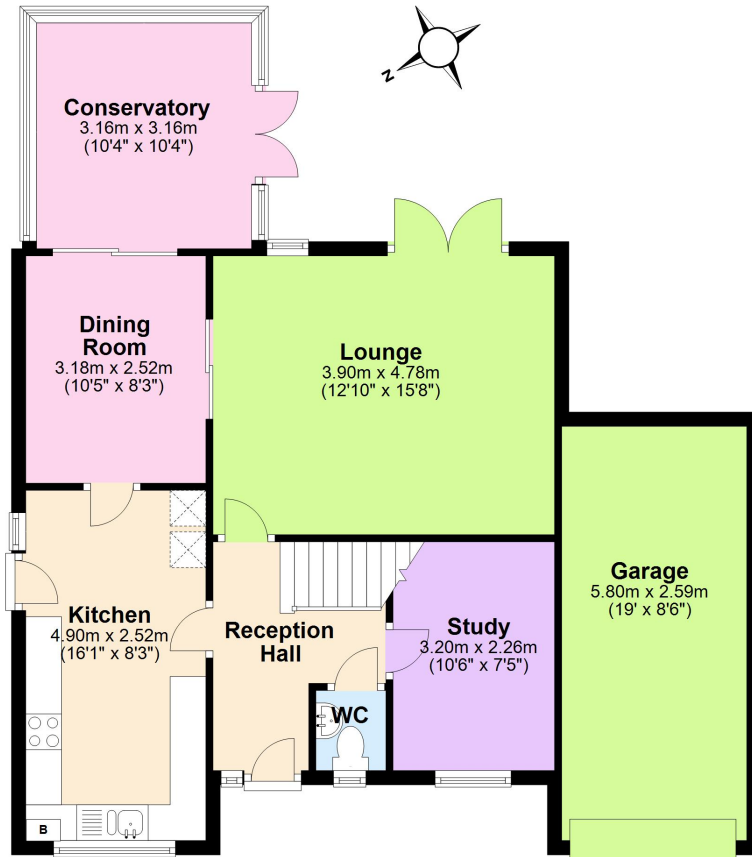
Viewing

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

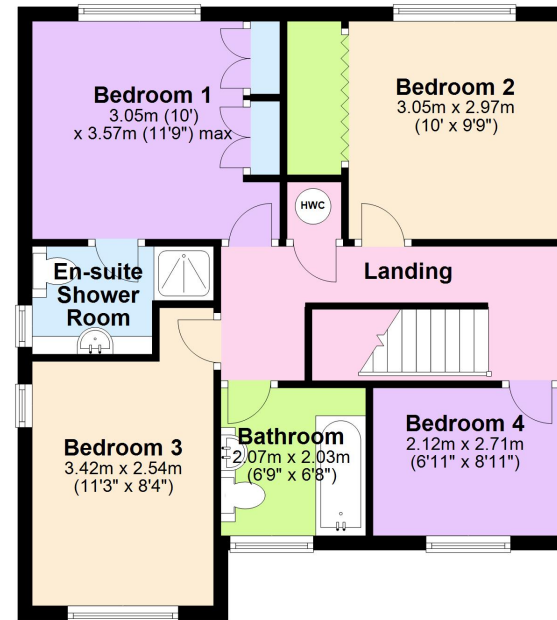
Directions

Proceed west out of Hereford City along 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. What3words - breathy.jumpy.eliminate

Ground Floor
Approx. 81.6 sq. metres (878.8 sq. feet)



First Floor
Approx. 55.8 sq. metres (600.3 sq. feet)



Total area: approx. 137.4 sq. metres (1479.1 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	72	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			