

FOR
SALE



89 White House Drive, Kingstone, Hereford HR2 9ER

£325,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular village location a 4 bedroom detached house offering ideal family accommodation. The property has the added benefit of driveway parking, integral garage, 4 double bedrooms (1 with en-suite), immaculately presented accommodation and is also being sold with the added benefit of no onward chain.

POINTS OF INTEREST

- *4 Bedrooms*
- *Modern Detached House*
- *Popular village location*
- *No onward chain*
- *Driveway parking/integral garage*
- *Good-sized garden*
- *Immaculately presented*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance door leading to Entrance Hallway

with mat-well, oak flooring, radiator, carpeted stairs leading up, smoke alarm, gas central heating thermostat and door to

Downstairs WC

with low-flush WC, pedestal wash hand basin with tiled splashback, radiator, double glazed window, extractor and tiled floor.

Kitchen

fitted with matching contemporary wall and base units, ample work surface space, 1 1/2 bowl stainless steel sink and drainer unit, five ring gas hob with double electric oven below and extractor over, integrated appliances to include dishwasher and fridge/freezer, under counter space for washing machine, tiled floor, radiator, recessed spotlights and double glazed window to front.

Lounge/Dining Room

with fitted carpets, two radiators, dual aspect double glazed windows, useful understairs storage cupboard, smoke alarm and double glazed French doors leading to the rear patio area.

First Floor Landing

with fitted carpet, smoke alarm, Airing Cupboard housing the hot water cylinder and fitted wooden shelving, over the stair storage cupboard housing the Worcester Bosch gas central heating boiler and central heating thermostat.

Bedroom 1

with fitted carpet, radiator, double-glazed window with rear aspect, two built-in wardrobe cupboards and door to en-suite shower room with double-width shower cubicle, main fitement shower head over and tiled surround, low-flush WC, wash hand basin with tiled splashback, heated towel rail, recessed spotlights, extractor and double glazed window.

Bedroom 2

with fitted carpet, radiator and double glazed window to rear.

Bedroom 3

with fitted carpet, radiator and double glazed window to front.

Bedroom 4

with fitted carpet and an array of built-in furniture with hanging rails, wooden shelving and fitted drawers, double glazed window to front and radiator.

Bathroom

three piece suite comprising panelled bath with mains fitment shower head over and tiled surround, low-flush WC, pedestal wash hand basin, heated towel rail, tiled floor, recessed spotlights, extractor and double glazed window.

Outside

to the front there is a brick pavier driveway providing off-road parking for several vehicles with access to the up and over garage door and side access gate. There is also an area of lawn with paved pathway leading to a second side access gate and a second area of lawn with a border of mature trees and shrubbery.

To the rear there is a paved patio area providing a perfect space for entertaining with raised planters providing a border, the remainder of the garden is laid to lawn with three mature trees and is enclosed by fencing.

Outside water tap and power point.

The garage has a rear personal door with up and over door to the front, light, power and racking and two side access gates.

Services

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

Outgoings

Council tax band E, payable 2024/25 £2810.72. Water and drainage metered supply.

Directions

Proceed out of Hereford on Belmont Road at the Tesco roundabout take the second exit on to the A465 Abergavenny Road, taking the righthand turning signposted Clehonger and Madley. Upon entering the village of Clehonger take the lefthand turn signposted for Kingstone. On entering Kingstone take the lefthand turning heading into the village. Then take a righthand turn for White House Drive then take the second lefthand turning head to the end of the cul-de-sac where the property will be found on the righthand side.

Viewing

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

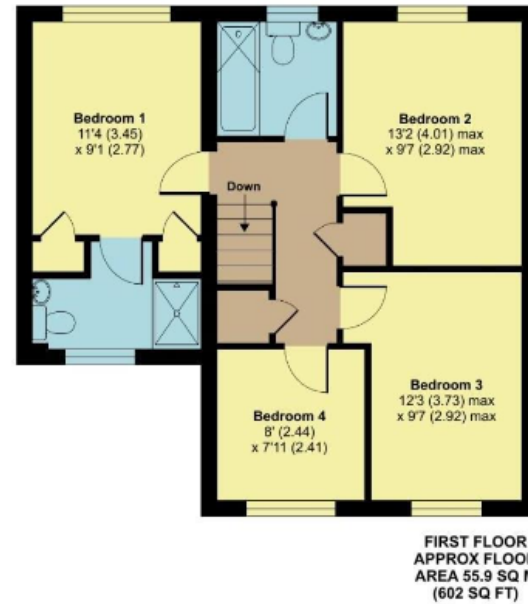
Money laundering

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

White House Drive, Kingstone, Hereford, HR2

Approximate Area = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)	B	83
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		