

UNDER
OFFER



50 White House Drive, Kingstone, Hereford HR2 9ER

£299,950 - Freehold

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PROPERTY SUMMARY

Peacefully situated in this popular village location, an impressive 3 bedroom modern detached house offering ideal family/retirement accommodation. The property has the added benefit of gas central heating, double glazing, en-suite shower room, double width driveway and we recommend an internal inspection.

POINTS OF INTEREST

- *Popular village location*
- *Impressive 3 bedroom detached house*
- *Lounge, kitchen/diner & conservatory*
- *En-suite shower room*
- *Ideal for family or retirement*
- *Must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With partial double-glazed entrance door through to the

Spacious Reception Hall

With mat-well, tiled floor, radiator, central heating thermostat, understairs store cupboard, carpeted staircase to the first floor and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash hand-basin with mirror fronted medicine cabinet over, tiled floor, radiator, double glazed window, extractor fan and coat-hooks.

Lounge

Fitted carpet, 2 radiators, double glazed window to the front aspect and double glazed double doors to the

Conservatory

Of brick and aluminium construction with vinyl flooring, power points, opening ceiling vents, upright contemporary style radiator and double glazed double doors to the rear patio and garden.

Kitchen/Dining Room

With 1½ bowl sink unit with mixer tap over, range of wall and base cupboards, ample worksurfaces with tiled splashbacks, built-in dishwasher, space for cooker with extractor hood over, space for upright fridge/freezer, double glazed window to the front aspect with Venetian blind, space and plumbing for washing machine, radiator, tiled floor, space for dining table and double glazed double French doors to the rear patio and garden.

First floor landing

Fitted carpet, double glazed window to the rear enjoying a fine outlook across surrounding countryside, access hatch to loft space and built-in airing cupboard also housing the central heating boiler.

Bedroom 1

Fitted carpet, radiator, partial panelled walling, double glazed window to the rear enjoying fine views, "his-and-hers" built-in single wardrobes and door to the EN-SUITE SHOWER ROOM with double shower cubicle with glazed sliding door, pedestal wash hand-basin, low flush WC, tiled floor, ladder style towel rail/radiator, double glazed window with Venetian blind, central spotlighting, shaver socket, extractor fan and wall mirror.

Bedroom 2

Fitted carpet, radiator, double glazed window to the front aspect with Venetian blind.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear enjoying a fine outlook.

Bathroom

Suite comprising panelled bath with handgrips and shower unit over with glazed screen, low flush WC, pedestal wash hand-basin with wall mirror and shaver socket over, tiled floor, ladder style towel rail/radiator, extractor fan, double glazed window with Venetian blind.

Outside

To the front of the property, there is a small lawned garden with paved pathway leading to the front entrance door. To the side, there is a brick-paved double width driveway providing off-road parking facilities with a side gate leading to the rear garden. To the immediate rear of the property there is a good size paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is laid to lawn and well enclosed by fencing to maintain privacy. There is also a useful outside light, water tap and bespoke DETACHED STORE-SHED/WORKSHOP with power and light points, ample storage space and double glazed side window.

Services

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

Outgoings

Council tax band D - payable 2024/25 £2299.68

Water and drainage - metered supply.

Money laundering regulations

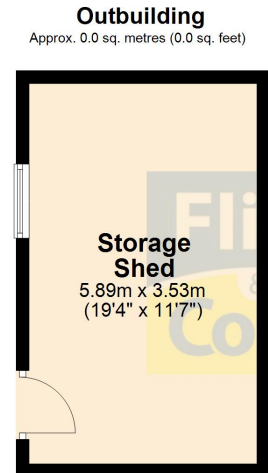
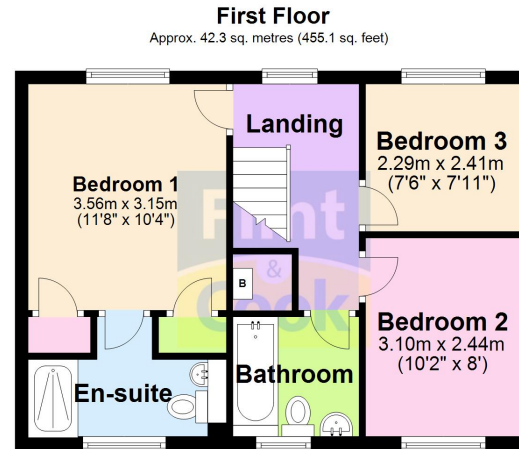
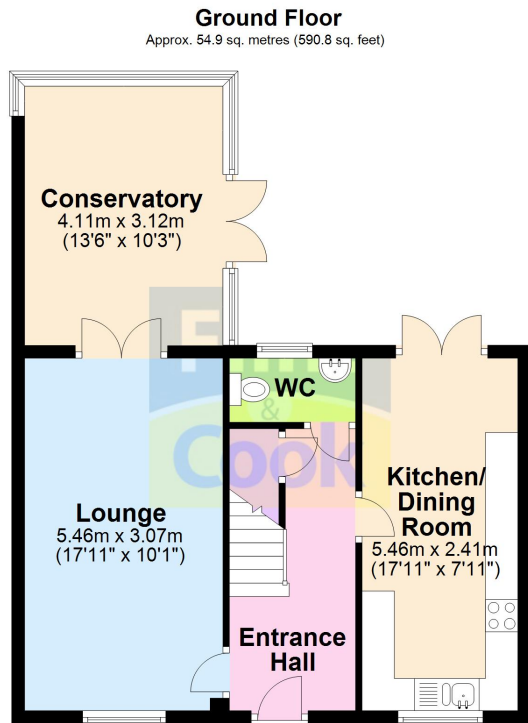
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

Proceed south out of Hereford City on the A465 Abergavenny Road, turn right signposted to Clehonger and then follow the signs to Kingstone. On entering the village of Kingstone turn left proceeding into the village and just before reaching the church, White House Drive is on the right hand side. What3words - blackbird.paves.wedge



Total area: approx. 97.2 sq. metres (1045.9 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+)	A	94
(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		