

FOR
SALE



47 Hillary Drive, Kings Acre, Hereford HR4 0RB

£465,000 - Freehold

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

PROPERTY SUMMARY

Peacefully situated in this highly sought after location, a deceptively spacious 4/5 bedroom detached property offering ideal family / retirement accommodation. The property which is in excellent decorative order has the added benefit of gas central heating, upgraded kitchen and bathrooms, generously sized living accommodation, ample off road parking and to fully appreciate this property we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Detached property*
- *Highly sought after location*
- *4/5 Bedrooms*
- *Upgraded kitchen & bathrooms*
- *Ideal for family or retirement*
- *Deceptively spacious*
- *Garage & driveway*
- *Must be viewed*



ROOM DESCRIPTIONS

Entrance Porch

Accessed through the UPVC entrance door, with vinyl flooring, radiator, storage space, an internal door through to the garage and office and a glazed panel door to the spacious reception hall.

Reception Hall

Solid oak flooring, carpeted staircase to the first floor, radiator, and open plan access to the impressive lounge.

Lounge

Solid oak flooring, 3 radiators, decorative wall, coved ceiling and large double glazed sliding patio door to the rear garden.

Dining / Sitting Room / Bedroom 5

Solid oak flooring, radiator, window to the front aspect with a Venetian blind and a coved ceiling.

Kitchen / Breakfast Room

Comprising a 1 and half bowl sink unit with mixer tap over, range of wall and base cupboards, ample work surfaces, under cupboard lighting, radiator, central work station / breakfast bar with cupboards and drawers below, double glazed window overlooking the rear garden, display shelving, recessed spotlighting, two built in ovens, a 5 ring gas hob with splashback and cooker hood over, built-in tall fridge, built-in freezer and microwave, integrated dishwasher and open plan access to the side porch.

Side Porch

With a radiator, display shelving, UPVC double glazed doors to the front and rear.

Ground Floor - Bedroom 4

With fitted carpet, radiator, double glazed window to the front and coved ceiling.

Ground Floor Shower Room

With a modern suite comprising a large shower cubicle with a glazed door and rainwater style shower head over, low flush WC, vanity wash hand basin, cupboard below, splashback, mirror fronted medicine cabinet over, double glazed window with blind, recessed spotlighting, tiled floor and ladder style radiator.

First Floor Landing

With fitted carpet, an access hatch to the loft storage space and a built in airing cupboard with shelving.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, 2 built in double wardrobes and useful eaves store cupboard.

Bedroom 2

With fitted carpet, 2 Velux windows to the front aspect with blinds, eaves store cupboard, 2 radiators, large double glazed window to the rear and a built in double wardrobe.

Bedroom 3

Fitted carpet, radiator, double glazed window to the rear with blind, built in double wardrobe, eaves storage cupboard.

Bathroom

With suite comprising a panelled bath with hand held shower attachment over, vanity wash hand basin with storage below, low flush WC, ladder style twin radiator, double glazed window with blind, vinyl flooring.

Outside

To the front of the property there is an extensive driveway providing ample off road parking facilities which is enclosed by hedging and fencing for privacy. There is access from the driveway to the garage.

To the rear, immediately you step outside there is a good sized paved patio area providing the perfect entertaining space, which leads onto the remainder of the garden which is laid to lawn and is enclosed by high fencing for privacy. There is a useful greenhouse, outside tap and side access gate.

Side Porch

with display shelving, UPVC double glazed doors to front and rear

Garage

With electric remote control insulated roller door, power and light points, ample storage space, internal door to the porch, wall mounted gas central heating boiler, door to the garden room / office.

Garden Room / Office

With power and light points, glazed windows and doors to the rear patio and garden.

Solar Panels

The property benefits from solar panels and more information can be obtained on request.

Directions

Proceed west out Hereford city along Whitecross Road taking the second exit at the Monument roundabout onto King's Acre Road, after approximately half a mile turn right into Hillary Drive.

Services

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

Outgoings

Council tax band E - £2820.09 payable 2024/2025

Water and drainage - rates are payable

Viewings

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

Money Laundering Regulations

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

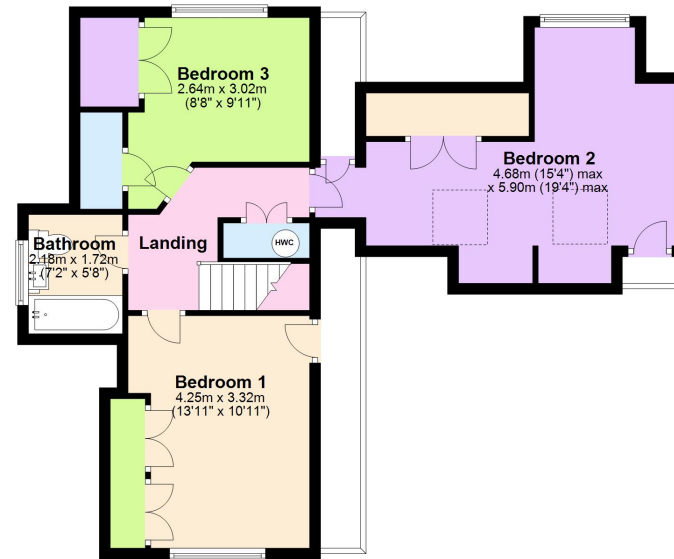
Ground Floor

Approx. 107.0 sq. metres (1151.4 sq. feet)



First Floor

Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 168.5 sq. metres (1814.0 sq. feet)

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

47 Hillary Drive, Hereford

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79
EU Directive 2002/91/EC			