

FOR  
SALE



3 Woodfield Close, Kingstone, Hereford HR2 9FB

£325,000 - Freehold

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## PROPERTY SUMMARY

Peacefully situated in this popular village location, a deceptively spacious 5 bedroom, 3-storey house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, modern kitchen/diner and utility, impressive top floor bedroom suite and to fully appreciate this property we recommend an internal inspection.

## POINTS OF INTEREST

- *Popular village location*
- *Deceptively spacious 5 bedroom, 3-storey house*
- *Modern kitchen/diner & utility*
- *Impressive top floor Bedroom Suite*
- *Ideal family home*
- *Must be viewed!*



## ROOM DESCRIPTIONS

### Canopy Porch

With partially double glazed entrance door through to the

### Reception Hall

Oak engineered flooring, radiator, stairs to the first floor, central heating thermostat and door to the

### Lounge

Oak engineered flooring, double glazed bay window to the front aspect, double radiator, feature inset electric log-effect fire with recessed shelving to each side with lighting and door to the

### Kitchen/Dining Room

With an extensive range of wall and base cupboards, ample worksurfaces, sink unit with mixer tap over, Oak engineered flooring, 2 radiators, double glazed window with blind overlooking the rear garden, recessed spotlighting, built-in double oven and 4-ring hob, built-in fridge and freezer, ample worksurfaces, built-in dishwasher, space for dining table, range of lighting, double glazed sliding patio door to the rear decking and garden and door to the

### Utility Room

Single drainer sink unit with mixer tap over, range of wall and base cupboards, space and plumbing for washing machine, pantry-style cupboard with pull-out shelving, wood-strip flooring, radiator, double glazed window and door to the rear garden and access to the

### Inner Lobby

Wood-strip flooring, further store cupboards, recessed spotlighting, space for tumble dryer and door to the

### Downstairs Cloakroom

Low flush WC, wash hand-basin with tiled splashback, wood-strip flooring, extractor fan, recessed spotlighting, ladder style towel rail/radiator.

### First floor landing

Fitted carpet, recessed spotlighting, access hatch to loft storage space, airing cupboard, double glazed window to the front aspect, radiator and door to

### Bedroom 2

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

### Bedroom 3

Fitted carpet, radiator, double glazed window to the rear.

### Bedroom 4

Fitted carpet, radiator, double glazed window to the rear.

### Bedroom 5

Fitted carpet, radiator, double glazed window to the rear and built-in single wardrobe.

### Bathroom

Suite comprising panelled bath with tiled surround, pedestal wash hand-basin, low flush WC, radiator, double glazed window, recessed spotlighting and extractor fan.

### Top Floor Bedroom 1

An impressive light and airy room with fitted carpet, 2 radiators, double glazed window and Velux rooflight to the front aspect, further double glazed window to the rear enjoying a pleasant outlook with countryside in the distance, range of fitted wardrobes, access hatch to loft storage space and door to the EN-SUITE SHOWER ROOM with corner shower cubicle with glazed sliding doors, vanity wash hand-basin with storage below, low flush WC, vinyl flooring, ladder style towel rail/radiator, Velux rooflight, recessed spotlighting and extractor fan.

### Outside

The rear garden has been landscaped for easy maintenance with 2 decked areas with lighting, central area laid to synthetic grass bordered by flowers and shrubs and enclosed by fencing to maintain privacy. There is a side gate leading to a driveway to the rear providing further off-road parking facilities. To the front of the property, there is a small enclosed garden with paved pathway leading to the front entrance door. To the side there is a further drive providing off-road parking leading to the front part of the garage which is for storage.

### 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

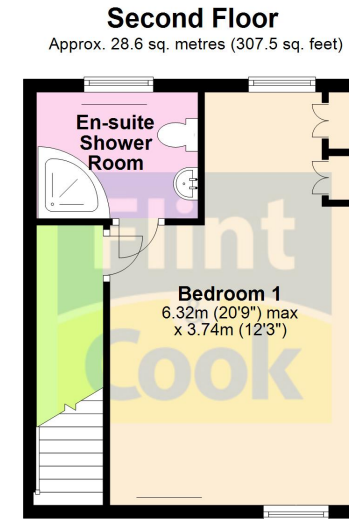
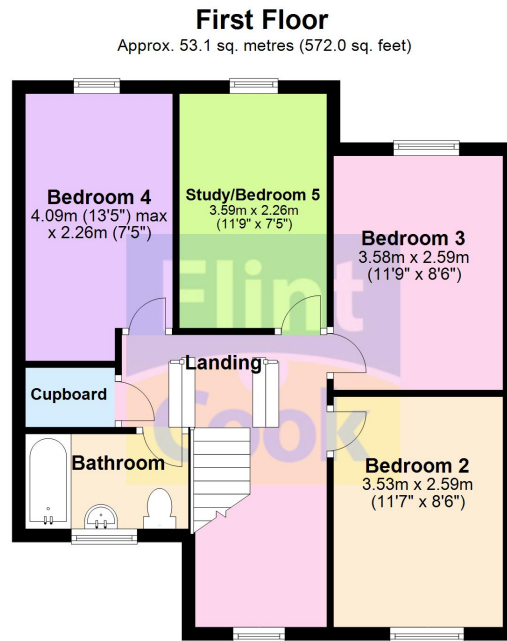
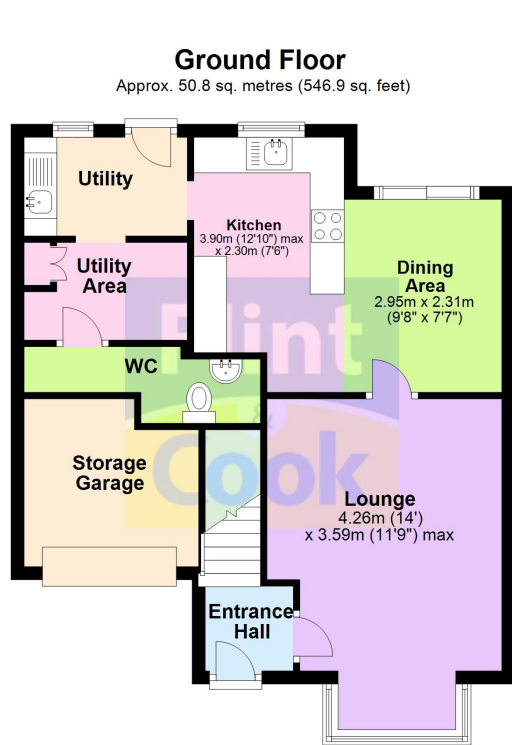
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Viewing

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

### Directions

Proceed south out of Hereford City on the A465 Abergavenny Road and follow the signpost to Clehonger and then continue into Kingstone. On entering the village of Kingstone, take the 1st turning left and proceed through the village and 3 Woodfield Close is on the right hand side, as indicated by the Agent's FOR SALE board. What3words - stencil.fruit.eradicate



Total area: approx. 132.5 sq. metres (1426.4 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		
(81-91)	B		87
(69-80)	C	79	
(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			