

FOR
SALE



22 Bredon Drive, Kings Acre, Hereford HR4 0TN

£475,000 - Freehold

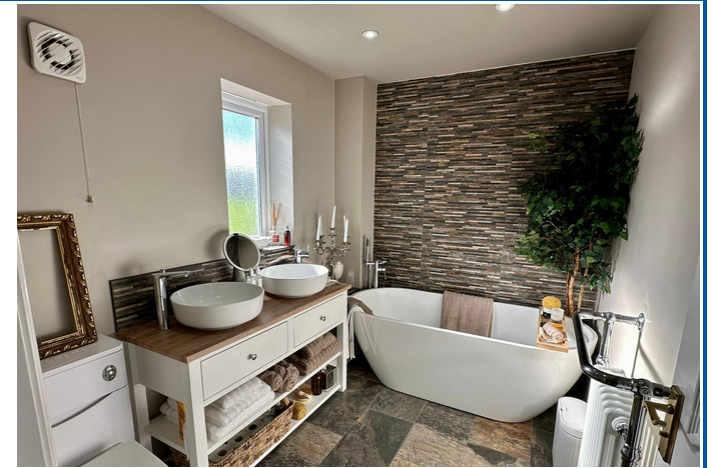
22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Peacefully situated in this popular residential location, an impressive 4-bedroom detached house offering ideal family accommodation. The property, which has recently been upgraded with new luxury fitted kitchen, cloakroom, bathroom and en-suite shower room, has gas central heating, double-glazing, countryside views to the rear, a detached double garage, and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Highly sought after location*
- *Impressive 4-bedroom detached house*
- *New luxury kitchen and bathrooms*
- *Detached double garage*
- *Large driveway*
- *Views across fields to the rear*
- *An ideal family home*
- *Must be viewed*



ROOM DESCRIPTIONS

Canopy porch

Partly double-glazed entrance door to the

Spacious reception hall

Feature tile floor, radiator, central heating thermostat, staircase to first floor, coved ceiling, understairs store cupboard, double doors to the dining room, door to

Cloakroom

Newly installed suite comprising WC, contemporary corner wash hand basin with tiled splashback, tiled floor, radiator, window.

Impressive lounge

Carpet, 2 radiators, window to front with shutter-style blinds, coved ceiling, feature wood-burning stove with marble plinth, French doors with vertical blinds to the rear garden, enjoying a pleasant outlook.

Study

Tiled floor, radiator, coved ceiling, window to front with shutter-style blinds.

Dining room

Carpet, radiator, coved ceiling, window to side.

Luxury fitted kitchen

Range of wall and base units, quartz worksurfaces, 1 1/2 bowl sink unit with "Quooker" tap, window to side with shutter-style blind, window to rear, range-style cooker with 5-ring gas hob, glass splashback, recessed spotlighting, display shelving, built-in dishwasher, built-in upright fridge and freezer, corner pantry cupboard with light and extensive shelving, feature tile floor, partially glazed door to the rear patio.

Utility room

Sink unit with pot-washer-style tap, quartz worksurfaces, tiled floor, range of wall and base cupboards, gas central heating boiler (upgraded), window, space with plumbing for washing machine.

First floor Spacious Landing

Carpet, radiator, access hatch to loft space, window to side, airing cupboard.

Impressive Bedroom 1

Carpet, 2 radiators, window to rear, built-in wardrobes, En-suite Shower Room large walk-in shower with rainwater/overhead shower fittings, glazed screen, wash hand basin with storage below, tiled splashback, shaver socket, WC, towel rail/radiator, window, recessed spotlighting, extractor fan, tiled floor.

Bedroom 2

Carpet, radiator, windows to side and rear, decorative wall, space for wardrobes.

Bedroom 3

Carpet, radiator, window to front aspect.

Bedroom 4

Carpet, radiator, window to side.

Luxury bathroom

Free-standing bath with hand-held shower attachment to the side, "his and hers" wash hand basins with storage below, tiled splashback, WC, tiled floor, window, recessed spotlighting, extractor fan, antique-style radiator/towel rail.

Outside

To the front of the property there is a small garden laid to chippings with path to the front door. Double gates open onto an extensive driveway providing ample parking. Detached double garage with twin up-and-over doors, light, power, storage space, personal door to rear. To the immediate rear of the property there is an extensive paved patio. The remainder of the garden is laid to lawn with a corner arbour providing further seating space. The garden is enclosed by fencing with side access gate, and enjoys fine views across fields and countryside beyond. Garden tap.

Services & Outgoings

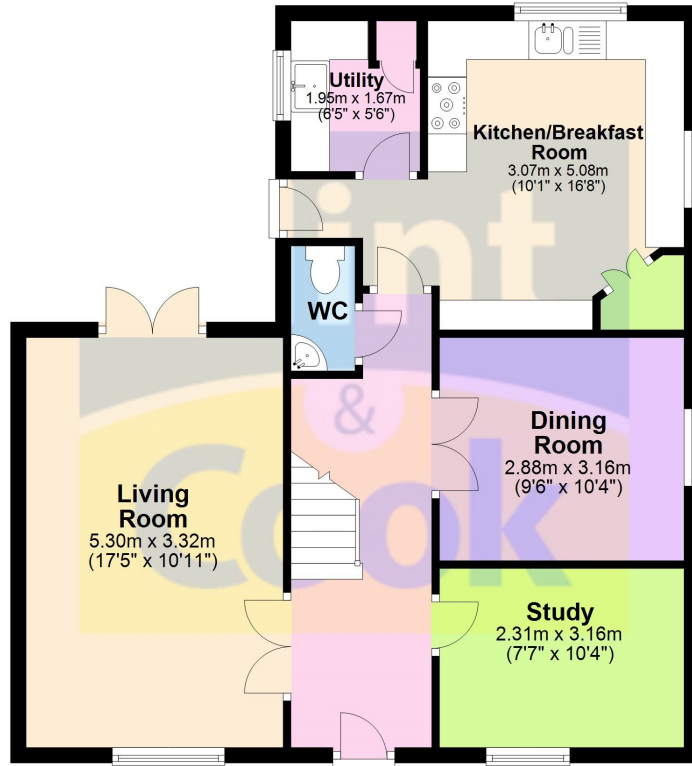
Mains water, drainage, electricity and gas are connected. Gas-fired central heating. Council tax band F payable 2023/24 £3181.21. Water and drainage - metered supply.

Money laundering regulations

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

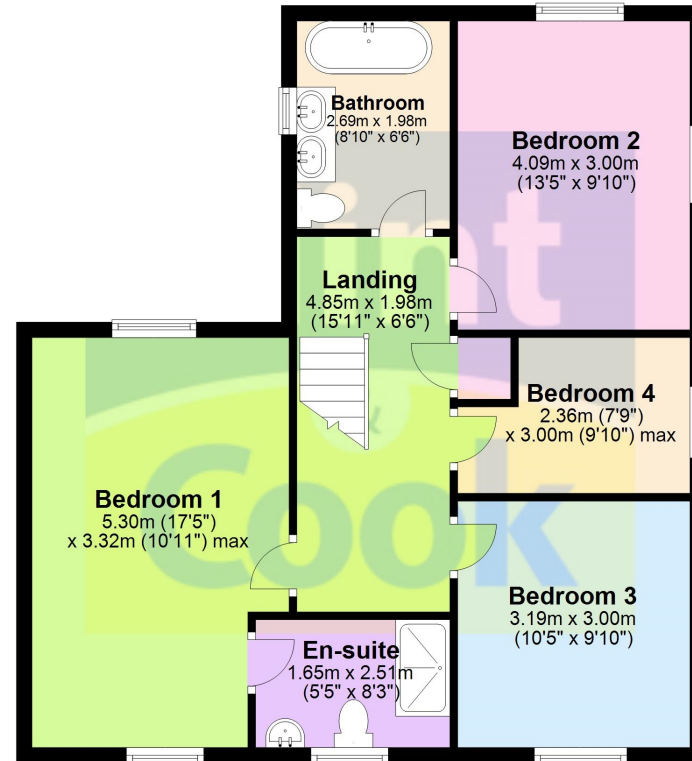
Ground Floor

Approx. 65.9 sq. metres (708.9 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 133.1 sq. metres (1432.2 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	85
England, Scotland & Wales			
		EU Directive 2002/91/EC	