

FOR  
SALE



21 Bredon Drive, Kings Acre, Hereford HR4 0TN

£425,000 - Freehold

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## PROPERTY SUMMARY

Pleasantly situated in this popular residential location this 4 bedroom detached house provides spacious accommodation over 3 storeys and offers ideal family accommodation. The property has the added benefit of gas central heating, double glazing, private rear garden with home office, detached double garage and ample parking and to fully appreciate this property we strongly recommend an internal inspection.

## POINTS OF INTEREST

- *Highly sought after location*
- *Spacious 3 storey, 4 bedroom detached house*
- *Gas central heating & double glazing*
- *Double garage & driveway parking*
- *Garden room*



## ROOM DESCRIPTIONS

### Canopy Porch

With uPVC entrance door through to the

### Spacious Reception Hall

Fitted with a mat well, fitted carpet, radiator, shoe storage, carpeted staircase to the first floor, central heating thermostat, under stair storage area, coved ceiling and door to the

### Lounge

With fitted carpet, 2 radiators, double glazed window to the front aspect, coved ceiling and double glazed double doors to the rear patio and garden.

### Dining Room

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

### Kitchen

With 1 1/2 bowl sink unit, a range of base and wall cupboards, work surfaces with splash backs, tiled floor, radiator, recessed spotlighting, under cupboard lighting, double glazed window to the rear enjoying a pleasant outlook across the garden and fields beyond, wall mounted gas central heating boiler, space and plumbing for a washing machine, built in dishwasher, built in double oven and 4 ring gas hob with splash back and cooker hood over, space for an upright fridge/freezer, wine racks and door to the

### Rear Lobby

With tiled floor, radiator, partially double glazed door to the rear patio and garden, loft storage space and door to the

### Cloakroom

With low flush WC, wash hand basin, tiled floor and radiator.

### First Floor Landing

With fitted carpet, radiator, double glazed window to the rear enjoying a fine outlook and built in cupboard housing the hot water cylinder.

### Bedroom 2

With fitted carpet, radiator and a double glazed window the the front aspect.

### Bedroom 3

With fitted carpet, radiator and a double glazed window to the front aspect.

### Bedroom 4

With fitted carpet, radiator and a double glazed window to the rear enjoying a fine outlook.

### Bathroom

With suite comprising a panelled bath with shower unit over, wash hand basin, low flush WC, radiator, double glazed window, recessed spotlighting and an extractor fan.

### Top Floor - Master Bedroom

An impressive light and airy room with easy to maintain flooring, 2 radiators, double glazed window to the front aspect, 3 Velux windows to the rear enjoying a pleasant outlook, built in wardrobe with drawer unit to the side, access hatch to the loft storage space and door to the

Ensuite Bathroom

With bath with hand held shower attachment over, wash hand basin with mirror above, low flush WC, corner shower cubicle, radiator, vinyl flooring, double glazed window, recessed spotlighting and an extractor fan.

### Outside

To the front of the property there is a small lawned garden bordered by flowers and shrubs with a paved pathway leading to the front entrance door.

To the side of the property sits a large double width driveway providing ample off road parking and allows access to the

### Detached Double Garage

With 1 manual and 1 electric up and over door, power and light points, ample storage space and personal door to the rear.

To the immediate rear of the property there is a good sized paved patio area providing the perfect entertaining space which leads onto the remainder of the garden which is mainly laid to lawn and bordered by flowers and shrubs and well enclosed to maintain privacy.

Another feature of the property is the detached garden room, there is also a useful outside tap, side access gate, garden shed and paved steps to the

### Garden Room

With power and light points, double glazed doors and windows and having the potential to be a home office or gym as required.

### Services

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

### Outgoings

Council tax band F - £3,332.82 payable for 2024/2025

Water and drainage rates are payable.

### Directions

Proceed west out of Hereford city along Whitecross Road taking the 2nd exit at the monument roundabout onto King's Acre Road, after approximately 1 mile turn right into Cotswold Drive right into Pentland Gardens then first left into Bredon Drive.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

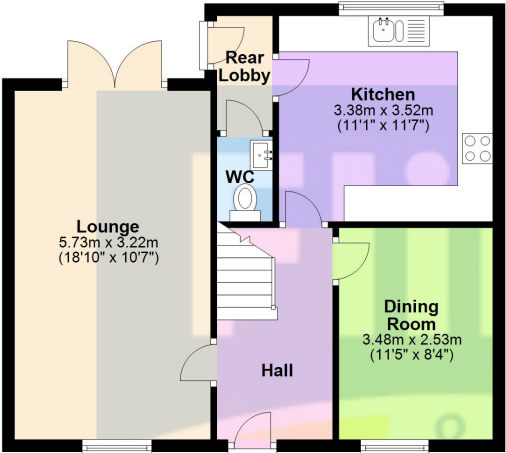
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

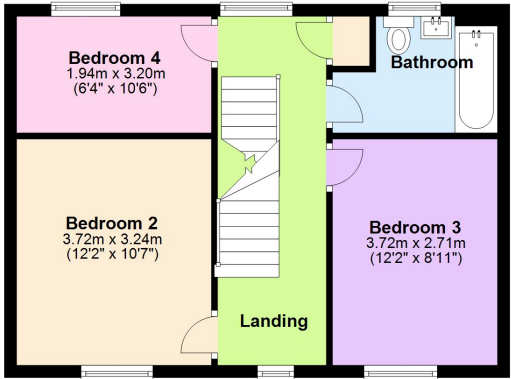
### Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



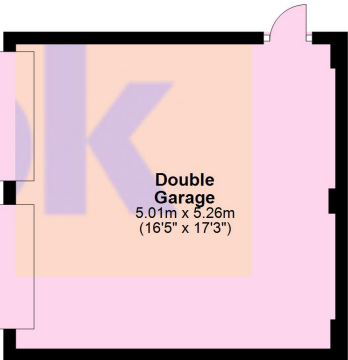
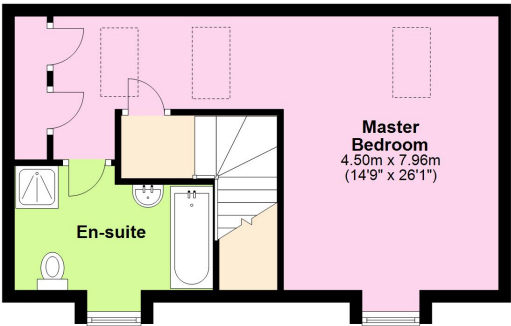
### First Floor

Approx. 45.3 sq. metres (487.8 sq. feet)



### Second Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



Total area: approx. 151.8 sq. metres (1633.9 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+)	74	85
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		
EU Directive 2002/91/EC		