

FOR
SALE



131 Kings Acre Road, Hereford HR4 0SP

£550,000 - Freehold

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

PROPERTY SUMMARY

Situated within this exclusive gated development in a popular residential location, a superb detached house with 3 reception rooms, kitchen/breakfast room, utility, study, 4 bedrooms (2 with en-suite shower rooms) and family bathroom. The property also benefits from beautiful countryside views to the rear, integral garage with remote control roller door and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Exclusive gated development*
- *Superb 4 bedroom detached house*
- *3 Receptions, kitchen/breakfast room, utility & study*
- *2 Luxury en-suite shower rooms & family bathroom*
- *Must be viewed!*
- *Views south over open fields*



ROOM DESCRIPTIONS

Porch Area

With uPVC door leading into the

Entrance Hallway

With mat-well, laminate flooring, carpeted stairs leading to the first floor, radiator, gas central heating thermostat, alarm system and doors to the

Downstairs WC

With low flush WC, wash hand-basin with tiled splashback, laminate flooring, radiator, opaque double glazed window with fitted blind to the side aspect and extractor.

Spacious Living Room

Fitted carpet, 2 radiators, double glazed windows to the front aspect, coal-effect living flame gas fireplace with stone surround, hearth and stone mantel and French doors leading into the

Sun Room

Laminate flooring, radiator, double glazed window to the side and rear aspects and double glazed French doors leading out to the rear garden with door leading into the

Dining Room

Fitted carpet, radiator, double glazed window to the rear aspect, French doors leading back into the Reception Hall and through into the

Kitchen/Breakfast Room

Kitchen fitted with matching wall and base units, ample worksurfaces, 1½ bowl stainless steel sink and drainer, 4-ring gas hob with extractor over, electric oven and grill, integrated dishwasher, integrated under-counter fridge and freezer, 7 ceiling lights, radiator, vinyl tile flooring, double glazed window to the rear aspect, tiled splashbacks, door leading back into the Reception Hall and door leading into the

Utility Room

Fitted with base units and 2 matching wall units, under-counter space for washing machine and tumble dryer, stainless steel sink and drainer, vinyl tile flooring, radiator, extractor, wall mounted gas central heating boiler and double glazed window and double glazed door leading out to the side aspect.

Study

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

First floor landing

Fitted carpet, radiator, loft hatch, airing cupboard housing the hot water cylinder, space for an office or reading nook with double glazed Velux window and doors leading to the

Master Bedroom

Fitted carpet, radiator, range of wooden fitted units including wardrobes, dressing table, chest of drawers, double glazed window to the rear aspect with views onto open land beyond and door leading to the EN-SUITE SHOWER ROOM with double width shower cubicle and mains fitment shower over with panelled surround and glass sliding door, pedestal wash hand-basin with tiled splashback, low flush WC, radiator, opaque double glazed window to the rear aspect, extractor, laminate flooring.

Bedroom 2

Fitted carpet, radiator, double glazed window to the rear aspect and door leading into the EN-SUITE SHOWER ROOM with walk-in shower cubicle and mains fitment showerhead over and panelled surround and glass opening door, low flush WC, pedestal wash hand-basin with tiled splashback, radiator, opaque double glazed window to the rear, extractor and recess with 2 fitted wooden shelves.

Bedroom 3

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

Bedroom 4

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

Family Bathroom

Recently replaced with white suite comprising panelled bath with showerhead attachment over and tiled surround, shower cubicle with mains fitment showerhead over, glass opening door, panelled surround, low flush WC, vanity wash hand-basin with storage under, radiator, double glazed windows to the front aspect and tiled floor.

Outside

To the rear of the property there is a large paved patio area - perfect for entertaining with views onto open countryside. The remainder of the south facing garden is laid to lawn with a range of plants and shrubs and a feature pond. There is also a large paved patio area with access to a timber storage shed to one side of the property with a side access gate leading to the front and to the side door into the Utility Room. Useful outside tap. To the front of the property there is a brick paved driveway providing parking for several vehicles with additional parking off the driveway before you reach the gates (one allocated per dwelling), the remainder of the front garden laid to lawn, outside tap. There is a paved patio walk-way to the side access and access to the GARAGE with remote control roller door.

Services

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

Outgoings

Council tax band G - payable 2024/25 £3802.93

Water and drainage - metered supply.

Money laundering regulations

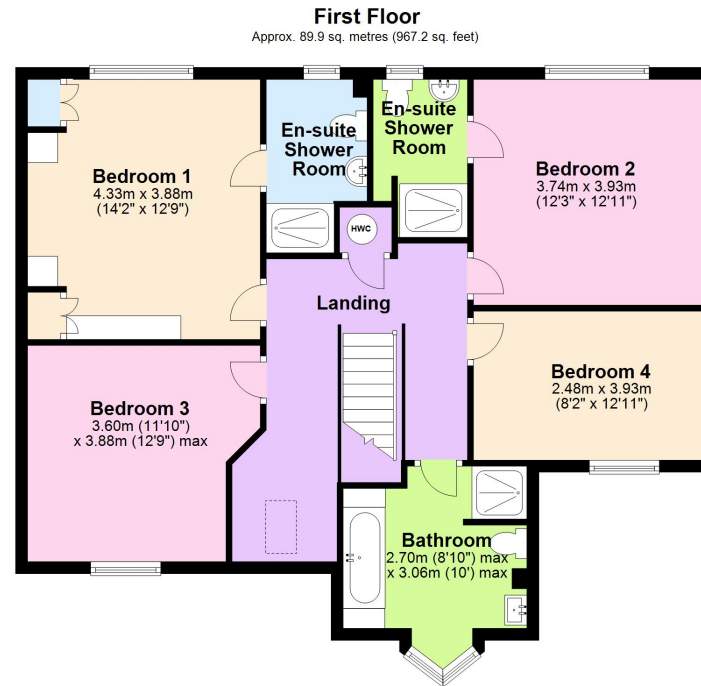
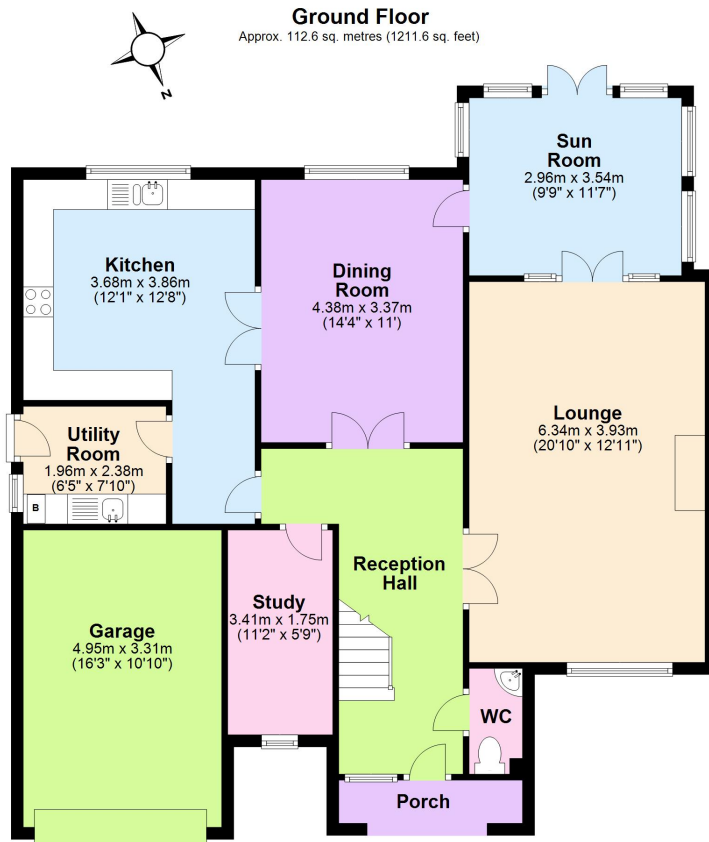
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

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

Directions

Proceed west out of Hereford along Whitecross Road and upon approaching the Monument roundabout take the 2nd exit over the roundabout continuing onto Kings Acre Road. Continue along Kings Acre Road, passing the turning for Fair Oaks Green and there is a left hand turn for Kings Court and the electric gates are situated immediately in front and the property is the 2nd house on the left hand side. What3words - wildfires.floating.water



Total area: approx. 202.4 sq. metres (2178.8 sq. feet)

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

131 Kings Acre Road, Kings Court, Hereford

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