

FOR
SALE



79 Kings Acre Road, Hereford HR4 0RQ

£485,000 - Freehold

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PROPERTY SUMMARY

Peacefully situated in this highly sought after location, a spacious 4/5 detached family house offering ideal family accommodation. The property has the added benefit of gas central heating, double glazing, generously sized living accommodation, good sized private gardens, 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 4/5 bedroom detached house*
- *Good sized private gardens*
- *Gas central heating*
- *Detached double garage & ample parking*
- *Ideal family home, must be viewed!*



ROOM DESCRIPTIONS

Recessed Entrance Porch

With outside light, meter cupboards and partially glazed panel door through to the spacious reception hall.

Reception Hall

With feature flooring, under stair storage cupboard, coved ceiling, central heating thermostat, carpeted staircase to the first floor and door to the dining room.

Dining Room

With fitted carpet, double radiators, coved ceiling, double glazed window to the front aspect and glazed panel double doors through to the lounge.

Lounge

With fitted carpet, double radiator, double glazed window to the side aspect, feature fireplace with hearth display mantle and built in gas coal effect living flame fire, coved ceiling, access door from the reception hall and double glazed sliding patio door to the conservatory.

Conservatory

With feature flooring, glass roof with large opening vent, double glazed windows and double doors to the rear patio and garden.

Kitchen / Breakfast Room

With an extensive range of wall and base cupboards, ample worksurfaces, 1 and 1/2 bowl sink unit with mixer tap over, a tiled floor, space for a breakfast table, range of spotlighting, wall mounted gas central heating boiler, built in double oven, 4 ring hob with cooker hood over, space and plumbing for a built in washing machine and slimline dishwasher, space for a fridge/freezer, double glazed window to the side and double glazed double doors to the rear patio and garden.

Study / Ground Floor Bedroom 5

With fitted carpet, radiator, double glazed window to the front aspect, coved ceiling, corner wardrobe and door to the ensuite shower room.

En-suite shower room

With double shower cubicle with glazed sliding door, pedestal wash hand basin, low flush WC, tiled floor, radiator double glazed window.

1st Floor Landing

A spacious area with fitted carpet, a feature window to the front aspect, built in airing cupboard, access hatch to the loft space.

Bedroom 1

With fitted carpet, radiator, coved ceiling, double glazed window to the rear, space for wardrobes and door to the en-suite shower room.

1st Floor En-suite shower room

With low flush WC, vanity wash hand basin with storage below, mirror fronted medicine cabinet over, shaver socket, shower cubicle with glazed folding screen, double glazed window, tiled floor, partially tiled wall surround and radiator.

Bedroom 2

with fitted carpet, radiator, double glazed window to the rear, a range of fitted wardrobes with mirrored sliding doors.

Bedroom 3

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

Bedroom 4

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

Bathroom

With a suite comprising a bath with shower unit over and glazed screen, low flush WC, vanity wash hand basin with storage below, shaver socket over, tiled floor, radiator double glazed side window.

Outside

To the immediate rear of the property there is a paved patio area with steps leading onto the main garden which is laid to lawn and is bordered by flowers and shrubs all enclosed by hedging, trees and fencing to maintain privacy. With a further paved patio to the rear of the garage.

To the front of the property there is an extensive driveway with a turning area providing ample off road parking facilities, and this continues to the side of the property providing access to the detached double garage. At the front there is also an attractive lawned garden well enclosed for privacy with a pathway leading to the front entrance door and continuing to side to provide access to the rear.

Double Garage

With twin up and over doors, power and light points, ample storage space and personal door to the rear.

Services

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

Outgoings

Council tax band F - £3,364.85 payable 2024/2025

Water and drainage - rates are payable.

Viewings

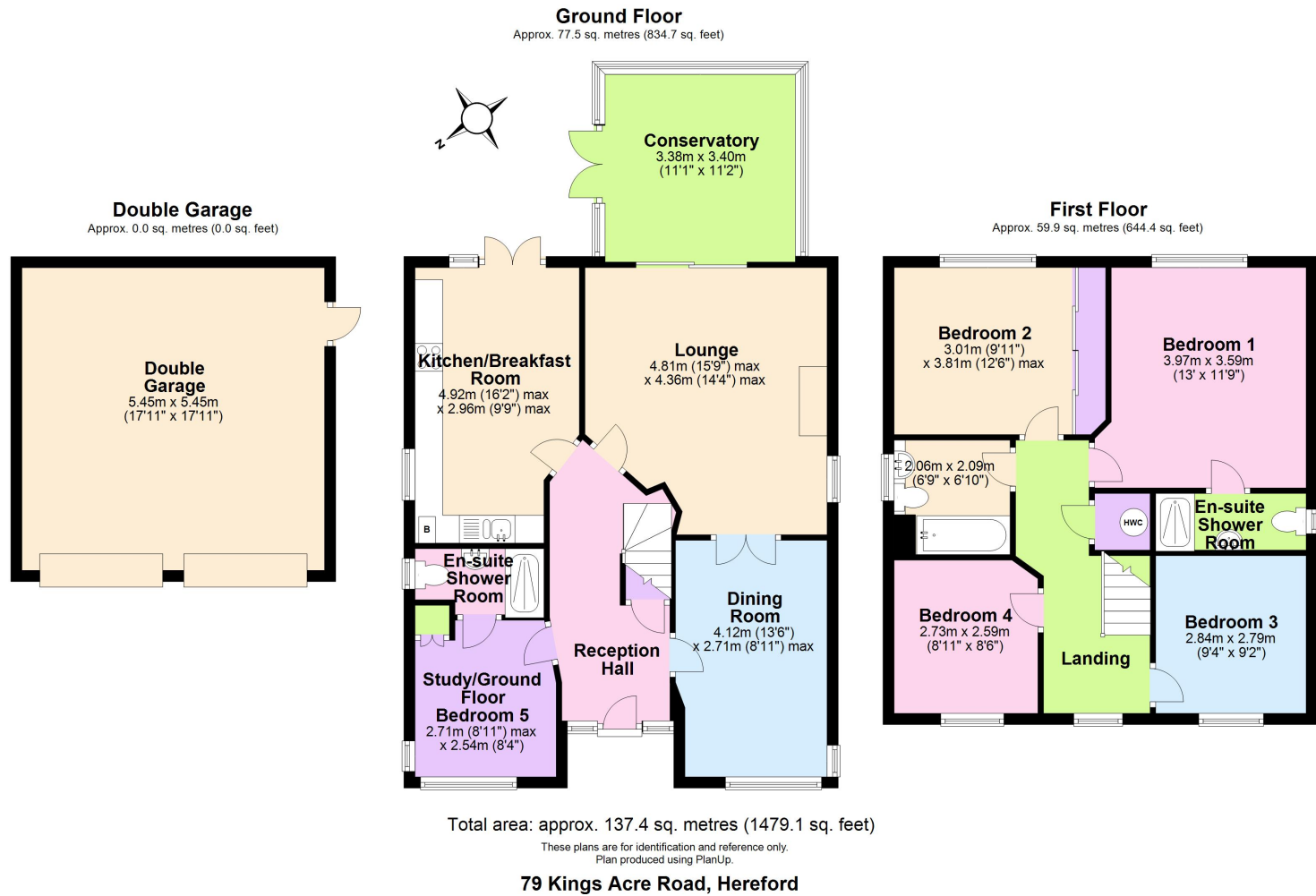
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed west out of Hereford city along the Whitecross Road taking the second exit at the Monument roundabout onto the King's Acre Road, after approximately half a mile turn left signposted to Stretton Close and Carroll Avenue and then continue straight ahead along the road leading to number 79.

Money Laundering Regulations

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	82
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		