



KINGSTHORNE

Guide price **£475,000**



WALMERE

Kingsthome, Wrigglebrook, Hereford, HR2 8AW



Four Bedroom Detached House With Two Bedroom Annexe
Ideal Multi-Generational Family Home
Highly Sought After Location

Being an ideal multi-generational family home, a four-bedroom detached house which benefits from an additional two-bedroom annexe, that can be completely self-contained. Situated in a sought after area, the property offers spacious living accommodation throughout, with well proportioned, light and airy rooms. Whilst also enjoying off road parking and south westerly enclosed gardens.

This four-bedroom detached family home is also complimented by a separate two bedroom annexe, which is well proportioned and offers spacious and versatile living accommodation throughout. Being situated in a popular village location, this property is positioned within close proximity to Hereford City Centre. Within the Parish of King's Thom there is a bus service and a village hall and further amenities are available in the neighbouring village of Much Birch where there is also a public house, church, a primary school and doctors' surgery.



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- KEY FEATURES**
- Four Bedroom Detached House With Additional Two Bedroom Annexe
 - Generous Plot, Off Road Parking, Enclosed Gardens
 - Multi-Generational Family Home
 - Close Proximity To Transport Links
 - Highly Sought After Location
 - No Onward Chain



STEP INSIDE



The nearby city of Hereford is a historic cathedral city located in Herefordshire, England. It is situated on the banks of the River Wye. Hereford is also known for its picturesque black and white timber-framed buildings, which are a prominent feature of the city centre. The city centre is compact and easily walkable, with a mix of independent shops, cafes, and restaurants, also having a variety of commercial and franchise facilities.

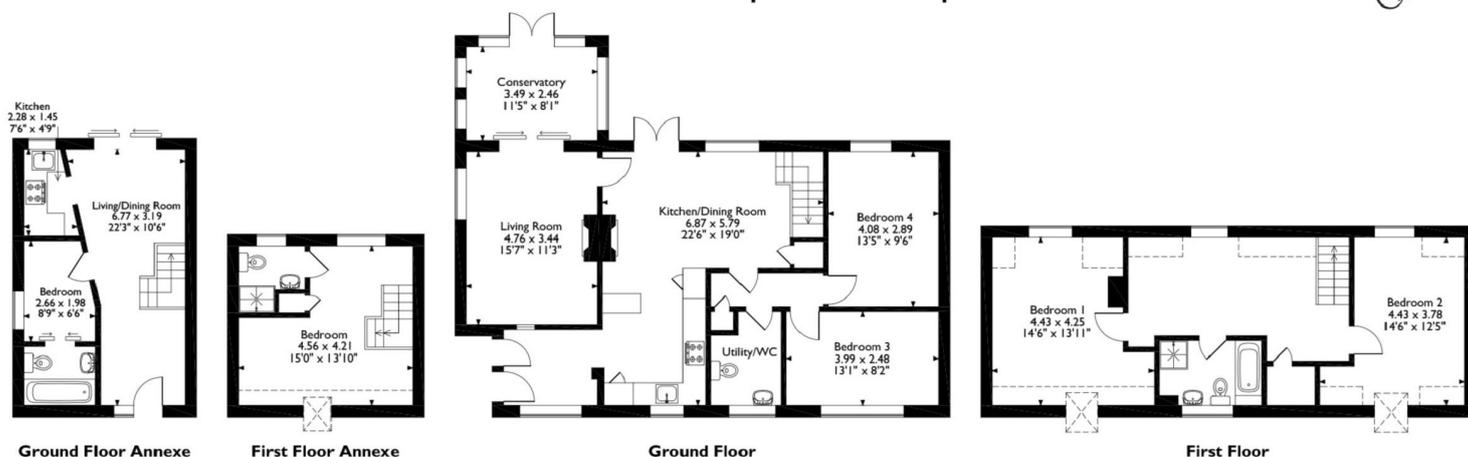
An arched opening lead into the kitchen/diner one will find a range of fitted wall, base and drawer mounted units with wood edged worktop, built in appliances, one and half bowl sink unit with drainer and tap over, adjacent to the kitchen area is the dining area, which has generous space for table and chairs, French doors overlooking the garden, and a striking dual aspect fireplace with wood-burner inset.

The adjacent dining area boasts a double-glazed window overlooking the rear garden, enhancing the overall dining experience. Storage is cleverly integrated with an under-stair cupboard, while a wood-burning stove serves as a cosy focal point. Radiant heat is provided by a radiator, ensuring comfort during gatherings. A doorway leads to an inner hall, which provides access to various areas of the home.

The lounge exudes an inviting atmosphere, with a double-glazed window offering light and views over the garden, a second face of the wood-burning stove with a mantle over and tiled base adds character. There are sliding patio doors which open into the sunroom, a tranquil space providing panoramic views of the rear garden.

The kitchen leads to an inner hallway, which grants access to bedrooms 3 and 4, as well as the utility area. The utility area houses the boiler cupboard, which accommodates the hot water cylinder.

Approximate Gross Internal Area
 Main House = 145 Sq M/1561 Sq Ft
 Annexe = 47 Sq M/506 Sq Ft
 Total = 192 Sq M/2067 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Bedroom 3 overlooks the rear garden while bedroom 4 enjoys natural light through a double-glazed window to the front.

Ascending the stairs from the kitchen, you're greeted by the first-floor landing, offering views of the tree-lined gardens beyond, while doors lead to two further bedrooms and a shower room.

Bedroom 1 has a double-glazed window to the rear and a Velux-type window to the front, along with eaves storage. Bedroom 2 mirrors the layout, with access to eaves storage space enhancing functionality.

The family bathroom has a white suite comprising a bath with a shower attachment, a corner shower cubicle with tiled walls, a low-level WC, and a vanity washbasin with cupboards below.

Annexe:

The annexe to the property can be completely self-contained but also accessed from the entrance lobby.

The annexe comprises living area, kitchen, bedroom with en suite, whilst to the first floor, bedroom and en-suite shower room. This property is suitable for a multi-generational family home, and could be ideal for an elderly relative/teenager.

Note: There is additional council tax for the Annexe (Band A) For further details regarding Planning Consent on the Annexe please contact Agent

STEP OUTSIDE



The property is accessed via a driveway, leading to a spacious parking and turning area surfaced with tarmac. Upon arrival, the front of the property greets you with a charming blend of evergreen foliage and an ornamental tree. On the right side of the driveway, a neatly manicured lawn bordered by sleeper retainers adds to the picturesque setting. Access to the front door is provided by a short flight of steps, with a convenient breakfast area situated nearby.

Descending from the breakfast area, steps lead to the front door of the annex, while a pathway of paving stones guides you to the rear of the residence. The dedicated garden area behind the annex boasts a serene ambiance, featuring paving slabs, a lush lawn, and a planted border adorned with fragrant orange blossoms. A pathway further leads to the principal garden area, which includes access to a large partially underground storage space. This storage area houses the oil-fired Worcester boiler, providing both central heating and domestic hot water.

The principal rear garden area is a haven of tranquillity, characterised by a level lawn bordered by well-established sections of planted borders enclosed by a low stone wall. Enhancing the natural beauty are a small wildlife pool, planted beds, raspberry canes, and a majestic magnolia tree. The rear boundary is defined by an evergreen hedge, while timber panel fencing defines the side boundaries. The garden also features a practical garden store.

Notably, the rear garden benefits from a coveted south-westerly aspect, basking in the warmth of the afternoon sun. A raised decked area immediately behind the property offers an inviting space to relax and entertain outdoors.

INFORMATION

Postcode: HR2 8AW

Tenure: Freehold

Tax Band: E

Heating: House Oil

Annexe: Gas LPG

Drainage: Private

EPC: D



DIRECTIONS

PLEASE USE WHAT 3 WORDS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

52 Broad Street, Ross-on-Wye, HR9 7DY
 01989 768484
 ross@archerandco.com
 www.archerandco.com



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