

for sale

£460,000



Kings Acre Road Hereford HR4 0SS

A spacious and well presented three bedroom detached bungalow located on Kings Acre Road, just 2.5 miles West of the City Centre. Further benefits include integral double garage, extensive driveway parking and a well maintained rear garden.

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Entrance Porch

Ceiling light point, central heating radiator and double oak framed doors leading to the entrance hall.

Entrance Hall

Ceiling light point, double storage cupboard, central heating radiator and doors giving access to:

Lounge

13' 5" x 18' 10" (4.09m x 5.74m)

Gas fireplace, ceiling light point, four wall light points, central heating radiator and double glazed sliding door leading to conservatory.

Conservatory

13' 3" x 9' 2" (4.04m x 2.79m)

Surrounded by double glazed windows with a sliding door to one side and a single door to the other, both providing access to the rear garden.

Kitchen / Diner

12' 3" Max x 21' 4" Max (3.73m Max x 6.50m Max)

A range of matching wall and base units with under cupboard strip lighting, work surfaces, chrome one and a half bowl sink and drainer unit, space for a freestanding Range master cooker with fitted cooker hood over, integrated appliances include dishwasher and fridge/freezer. With four ceiling light points, double glazed windows to the front and side aspects, central heating radiator and storage cupboards.

Utility Room

12' 6" x 5' 4" (3.81m x 1.63m)

Fitted wall and base units with roll top work surfaces, one bowl sink and drainer unit, plumbing for washing machine, space for tumble dryer, central heating radiator, double glazed window to side, integral door to garage, door to w/c and further door to the rear patio.

W/C

Low level w/c, wash hand basin, ceiling light point, central heating radiator and double glazed obscured window to rear.



Bedroom One

12' 11" Max x 10' 11" (3.94m Max x 3.33m)

Double glazed window to rear, ceiling light point and central heating radiator.

Bedroom Two

10' 5" x 10' 11" (3.17m x 3.33m)

Double glazed window to rear, built in wardrobes and storage, ceiling light point and central heating radiator.

Bedroom Three

8' 1" x 10' 3" (2.46m x 3.12m)

Double glazed window to front, built in storage cupboard, ceiling light point and central heating radiator.

Bathroom

A modern white suite briefly comprising; low level w/c, wash hand basin with vanity unit, fitted bath, walk in shower cubicle with sliding glass door, tiling to walls, two ceiling light points, central heating radiator and double glazed obscured window to side.

Garage

17' 7" x 16' 4" (5.36m x 4.98m)

With two electric roller doors to front, power and lighting throughout, double glazed window to side aspect and integral door to the utility room.

Rear Garden

This tiered garden is meticulously landscaped featuring neatly maintained lawns and shrubs, adding texture and greenery. At the top tier sits a charming and recently renovated summer house, providing a cozy retreat. Adjacent to the summer house, raised decking offers an elevated platform to enjoy the surrounding views and hosting outdoor activities. Additionally, there is an outdoor shed and also a lean to storage area, providing a home for tools and equipment, ensuring the space remains organised and functional.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER314811 - 0008

Tenure: Freehold

EPC Rating: Awaited

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