

for sale

offers in the region of **£375,000**



## Kings Acre Road Hereford HR4 0QL

This three/four-bedroom semi-detached family home perfectly marries style and functionality, offering a luxurious and practical living space for families of all sizes. The home effortlessly combines contemporary design with comfortable living. As you step inside you are greeted by an expansive open plan layout, perfect for modern family life and entertaining guests. Located North side just a short distance from the City Centre this wonderful home briefly comprises: off road parking, entrance porch, open plan living, lounge/dining room/ kitchen, conservatory, downstairs bedroom with en-suite, first floor landing, three bedrooms, upstairs bathroom and a good size garden to the rear.



# Kings Acre Road Hereford HR4 0QL

## Approach

A drop curb giving access to the large driveway with a side gate giving access to the rear garden and the door to the front giving access to:

## Entrance Porch

Double glazed door to front, double glazed windows to front and side elevations, wall light, tiled flooring and double glazed door to rear.

## Open Plan Living

23' max x 17' 7" max ( 7.01m max x 5.36m max )

## Lounge

Double glazed door to front, double glazed window to front elevation, log burner, spotlights to ceiling, central heating radiator, stairs to first floor and door leading to the downstairs bedroom four.

## Dining Room

Double glazed patio door to the rear giving access to the conservatory, central heating radiator and spotlights to ceiling,

## Kitchen

Fitted kitchen with soft close wall and base units with oak work surfaces over, Belfast sink with splash back tiling to walls, integrated induction hob, gas oven and cooker hood over, integrated dish washer and fridge freezer, arch giving access to the under stairs storage cupboard, central heating radiator, spotlights to ceiling, double glazed window and door to side giving access to the utility room.

## Utility Room

9' 3" x 5' 3" ( 2.82m x 1.60m )

Plumbing for washing machine and tumble dryer, space for fridge freezer, double glazed door to side giving access to the rear garden.

## Conservatory

11' 10" x 8' 10" ( 3.61m x 2.69m )

Double glazed French doors to side giving access to the rear garden, double glazed window to side and rear elevations, central heating radiator, ceiling light point plus the roof has been insulated which means it can be used year-round.





## Bedroom Four

10' 10" x 6' 9" ( 3.30m x 2.06m )

Double glazed windows to front to side elevations, central heating radiator, spotlights to ceiling, door to en suite,

## En Suite

A modern suite briefly comprising: Shower unit with rolling glass door, wash hand basin, low level WC, extractor fan, spotlights to ceiling and double glazed obscure window to side elevation.

## Landing

Double glazed obscure window to side elevation, loft access, ceiling light point, airing cupboard, central heating radiator and doors to the following.

## Bedroom One

11' 11" x 8' 11" into wardrobe ( 3.63m x 2.72m into wardrobe )

Double glazed window to front elevation, full length fitted wardrobe, central heating radiator and ceiling light point.

## Bedroom Two

11' 2" x 9' 2" ( 3.40m x 2.79m )

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

## Bedroom Three

8' 5" x 6' 8" ( 2.57m x 2.03m )

Double glazed window to front elevation, stair bulkhead restricting floor space, central heating radiator and spotlights to ceiling.

## Bathroom

Modern white suite, briefly comprising of bath with mixer taps, shower overhead, wash hand basin, part tiling to walls, central heating radiator, extractor fan, ceiling light point and double glazed obscure window to rear elevation.

## W.C

Double glazed obscure window to side elevation, low level WC, wash hand basin, fully tiled to walls and ceiling light point.

## Rear Garden

This beautiful garden has a brick paved area which is perfect for entertaining guest with steps leading to the good size lawn. There is a decking area perfect for enjoying the sun and relaxing with fencing and mature shrubs to the borders.





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Property Ref: HER315035 - 0005

**Tenure:** Freehold

**EPC Rating:** D

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