

for sale

£425,000



The Deans Kingstone Hereford HR2 9FA

An immaculately presented, four bedroom detached property offering extremely spacious accommodation throughout. Situated in a quiet cul-de-sac in the peaceful and popular village of Kingstone. Viewing is highly recommended!

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Entrance Hall

With ceiling light point, central heating radiator, stairs to first floor landing and doors to the following:

Lounge

19' Into Bay x 10' 11" (5.79m Into Bay x 3.33m)

A large lounge featuring a double glazed bay window to the front aspect, newly installed log burner fireplace, two ceiling light points and a central heating radiator.

Dining Room

10' 6" x 10' 9" (3.20m x 3.28m)

Flooded with natural light with French doors giving access to the rear garden, ceiling light point and central heating radiator.

Study

6' 9" x 8' 4" (2.06m x 2.54m)

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

Kitchen / Breakfast Room

15' 2" x 13' 8" Max (4.62m x 4.17m Max)

A newly fitted kitchen with soft closing wall and base units, solid oak work surfaces, single bowl Belfast sink and draining grooves, panelled wall splashbacks and space for a 5 ring, freestanding double oven with extractor above, an integrated fridge freezer, ceiling spotlights, double glazed window to rear aspect, side door giving access to the garden and a further door into the utility room.

Utility Room

5' 4" Max x 11' 9" Max (1.63m Max x 3.58m Max)

Fitted wall and base units, roll top work surfaces, one bowl sink and drainer, plumbing for washing machine, space for tumble dryer, ceiling light point and integral door into the garage.

Snug/Playroom

8' x 11' 1" (2.44m x 3.38m)

Offering multiple uses with double glazed window to front aspect, wall mounted electric heater, ceiling light point and TV point.

Cloakroom

Low level W/C, wash hand basin, central heating radiator and ceiling light point.



Landing

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

Master Bedroom

12' 5" x 10' 11" (3.78m x 3.33m)

With fitted wardrobe units, double glazed window to front elevation, ceiling light point, central heating radiator and door into the en suite.

Master En Suite

Stand up shower cubicle with sliding glass door and tiled splash backs, wash hand basin with vanity unit, low level W/C, ceiling light points, central heating radiator and double glazed obscure window to side elevation.

Bedroom Two

10' 4" + Recess x 14' 8" Max (3.15m + Recess x 4.47m Max)

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

Bedroom Three

7' 8" x 12' 8" Max (2.34m x 3.86m Max)

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

Bedroom Four

10' x 9' 9" Max (3.05m x 2.97m Max)

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

Bathroom

A white vintage bathroom suite briefly comprising; freestanding roll top bath tub with handheld shower and mixer taps, low level W/C, wash hand basin, tiled splashbacks, wall mounted towel rail, ceiling light point and double glazed obscure window to rear elevation.

Rear Garden

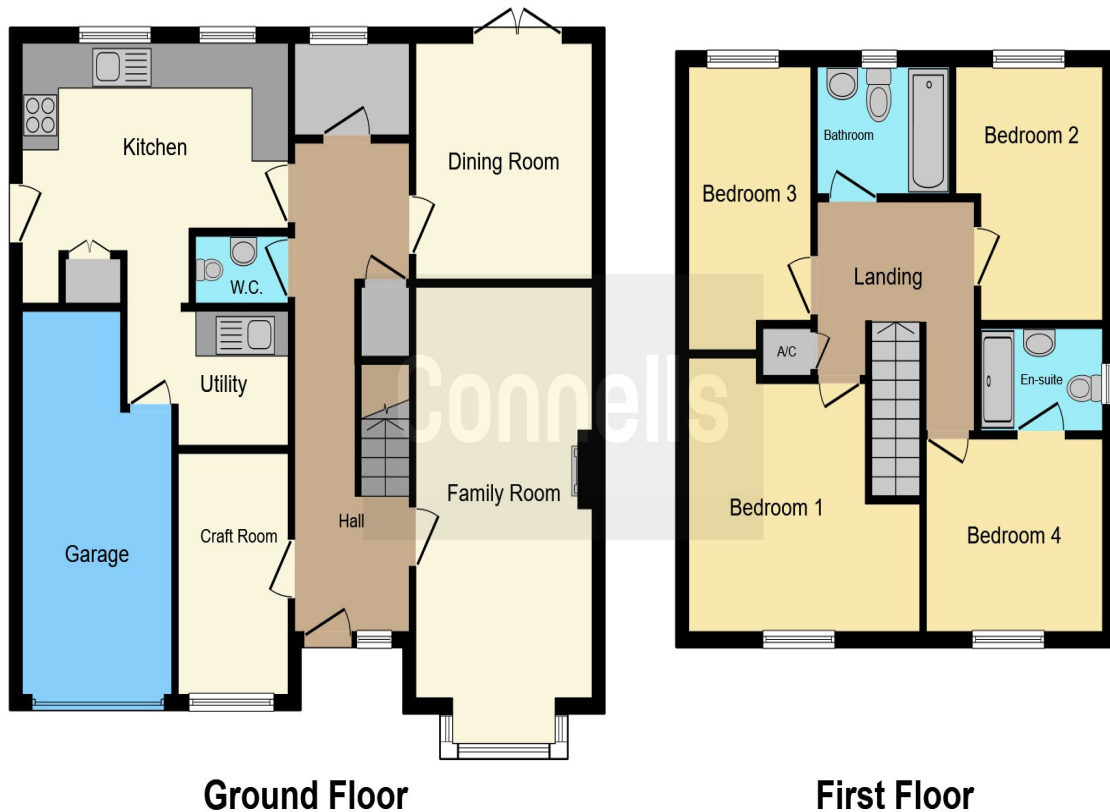
A charming rear garden that is well maintained and enclosed by paneled fencing with side gate for continent access to the front of the property. Featuring a large patio area and lawn with mature shrubs at the borders and a water feature.

Garage

17' 4" Max x 8' 6" (5.28m Max x 2.59m)

Power and lighting throughout, up and over doors to front from the driveway, a door into the utility room and a further door into the garden.





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: HER315146 - 0005

Tenure: Freehold

EPC Rating: D

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