

for sale

offers in the region of **£580,000**



Old Kites Nest Swainshill Hereford HR4 7QB

An impressive four bedroom detached property situated on an exclusive, small development in Swainshill. Offered for sale with no onward chain, this property boasts well proportioned accommodation finished to a high standard throughout. Viewing highly recommended!

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Entrance Hall

A welcoming entrance hall with part-paneled walls, ceiling light point, storage cupboard, stairs to first floor landing and doors to the following:

Lounge

11' 2" x 16' 6" (3.40m x 5.03m)

Double glazed window to front aspect, sliding door to rear patio, ceiling light point and under floor heating.

Kitchen

12' 6" x 16' 8" (3.81m x 5.08m)

A range of soft closing wall, base and drawer units with granite work surfaces over, one and a half bowl sink and drainer and integrated appliances to include: fridge/freezer, oven, grill, electric hob with cooker hood over and dish washer. Underfloor heated throughout, ceiling spotlights, double glazed window to front aspect and double patio doors to rear patio.

Dining Room

10' 10" x 14' 4" (3.30m x 4.37m)

Double glazed window to rear aspect, sliding door to side giving access to the patio, under floor heating throughout, ceiling spotlights and large storage cupboard.

Utility Room

6' 7" x 13' 1" (2.01m x 3.99m)

Double glazed window to rear, one bowl sink and drainer, work tops, plumbing for washing machine, space for tumble dryer, ceiling spotlights and door giving access to the driveway.

Cloakroom

WC, wash hand basin with vanity, spotlights and double glazed obscure window to side elevation.

Landing

Split level with oak banister, ceiling light point and loft hatch.

Bedroom One

10' 11" x 16' 9" (3.33m x 5.11m)

Dual aspect double glazed windows to front and rear elevation, ceiling light point, central heating radiator and door to en suite.

Master En Suite

Modern white suite briefly comprising; wash hand basin with vanity, WC, towel rail, tiled splash backs, walk in shower with sliding glass door, spotlights, skylight window and extractor fan.



Bedroom Two

9' 5" x 10' 11" (2.87m x 3.33m)

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

En Suite

Walk in shower with sliding glass door, tiled splash back, wash hand basin with vanity, WC, spotlight to ceiling and towel rail.

Bedroom Three

9' 2" x 11' 1" (2.79m x 3.38m)

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

Bedroom Four

11' 1" x 7' 2" (3.38m x 2.18m)

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

Bathroom

Modern white suite briefly comprising of P shaped bath with shower overhead, WC, wash hand basin with vanity, storage cupboard, towel rail, spotlights and double glazed obscure window to front elevation.

Rear Garden

A generously sized landscaped garden featuring a spacious patio with steps leading to lawn, enclosed with fencing to the borders. Additionally, there are outdoor power points, an outdoor tap, door into the garage and gate giving access to the driveway.

Garage

Roller door to front, UPVC door to side, power and light.

Agents Note

It is our understanding that the Freehold title is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.





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

To view this property please contact Connells on

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23 King Street
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Property Ref: HER315183 - 0004

Tenure: Freehold

EPC Rating: B

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