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31 Hillary Drive, Kings Acre, Hereford, HR4 0RB

Located on Hillary Drive, between Kings Acre Road and Three Elms Road, a substantial 2/3 bedroom detached bungalow residence, well presented and with a south facing garden, driveway and garage.

£350,000 (Freehold)

Residential Sales

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LOCATION

Hillary Drive is located in the sought after Kings Acre residential district, which lies about one and a half miles west of central Hereford. In the general locality, there are a range of amenities, including those at Whitecross roundabout. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

31 Hillary Drive is a substantial detached bungalow which is centrally heated and double glazed. The property is well presented throughout and includes sitting room which overlooks the south facing rear garden. There is a dining room/third bedroom, together with a kitchen off which there is a summer room/garden room. There are two good sized double bedrooms, a full bathroom and shower room. The property is approached over its own driveway which runs to the garage and at each side of the residence there are access points to the south facing rear garden. In more detail, the accommodation comprises;

ON THE GROUND FLOOR ONLY:

3.73m (12'3) x 1.75m (5'9)

Enclosed entrance porch approached through a double glazed door with adjacent double glazed window and having ceramic floor tiles and with a glazed door with adjacent windows to;

Reception Hall

With coved ceiling, arch to inner hall, radiator, door to airing cupboard with insulated hot water cylinder and having doors to bedroom one, the bathroom and;



Sitting Room

4.88m (16') x 4.27m (14')

With a double glazed sliding patio door, opening to and overlooking the rear garden, coved ceiling, radiator and with a stone fire surround with wooden mantel over.



Inner Hall

With wall mounted thermostat, coved ceiling, wide cloaks/wardrobe cupboard with hanging rail, folding doors and shelving. Access hatch to loft space and with doors to the shower room, bedroom one, the kitchen and;

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Dining Room/Bedroom 3

3.05m (10') x 3.05m (10')

With a double glazed window overlooking the rear garden and radiator.



Kitchen

3.66m (12') x 3.05m (10')

With a double glazed window overlooking the rear garden and having wood fronted base cupboard and drawer units with roll edge working surface over and tiled surrounds together with three sets of floor to ceiling cupboards and with a built in double oven, four ring hob, recess with plumbing for washing machine and a one and a half bowl stainless steel sink unit with drainer and mixer tap. Wall mounted gas fired boiler, central heating and domestic hot water control clock and ceramic floor tiles.



Summer Room/Breakfast Room

2.54m (8'4") x 2.46m (8'1")

With a double glazed door to the rear, double glazed window and double glazed window to the side and with radiator and ceramic floor tiles. Door to garage.

Bedroom 1

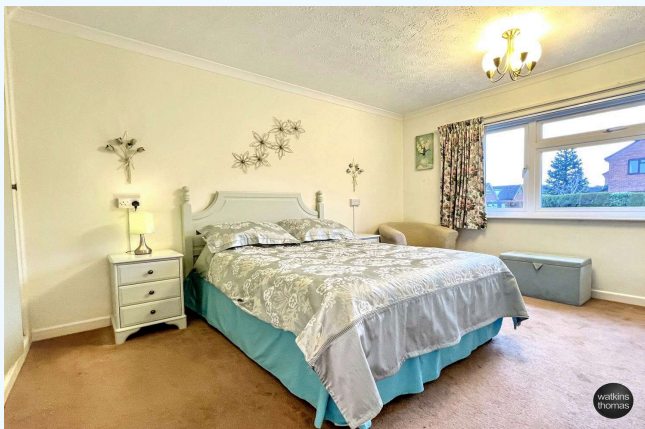
4.37m (14'4") x 3.23m (10'7")

With a double glazed window to the front, coving, raised power points, radiator and with a pair of mirror fronted sliding doors to a wardrobe area provided with hanging rail and storage shelving.

Bedroom 2

3.99m (13'1") x 3.66m (12')

With a double glazed window to the front, coved ceiling, radiator and two sets of folding doors to the recess wardrobe area provided with hanging rail and storage shelving.



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Bathroom

2.16m (7'1) x 2.13m (7')

With suite comprising bath with electric shower over, pedestal wash basin and low level WC. Part tiled walls, double glazed window and radiator.

Shower Room

2.74m (9') x 1.88m (6'2)

With tiled walls and suite comprising wash basin with mixer tap, low level WC and shower cubicle with thermostatically controlled shower unit. Double glazed window and radiator.



OUTSIDE:

The property has the benefit of a brick paver driveway which skirts the front of the property and runs to the ATTACHED GARAGE (17'1 by 9') provided with a good ceiling height, up and over door to the front, double glazed window to the side and door to the summer room/garden room.



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Garden

To the right hand side of the front driveway is bordered by a bed with numerous shrubs and at the front of the residence there is a shaped lawn with a deep shrub and herbaceous border. Access to the rear can be achieved by pathways to either side of the residence. The rear garden is about 54' by 32' and enjoys a fine south facing aspect. The garden is enclosed by close board and lap board fencing, part between concrete posts and the garden area itself is part given over to a circular patio/sun terrace. A pathway leads to a further paving stone circle and the cultivated areas comprise a deep border of shrubs and a pair of evergreens through which a pathway leads to a lawned garden with shrub borders.



COUNCIL TAX BAND E

Made payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings have been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

From central Hereford, proceed west into Eign Street and follow through into Whitecross Road. Continue the full length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Off Kings Acre Road, take the third exit, on the right into Hillary Drive. Continue along Hillary Drive and at the bend, bear left continuing along Hillary Drive and number 31 will be denoted on the left hand side.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

ID / Date

ID30803

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

