



Kepler, Kingsthorpe, Hereford HR2 8AW



**Keppler
Kingsthorne
Hereford
HR2 8AW**

Summary of features

- Detached four bedroom house
- Sought after location
- Three reception rooms
- Landscape gardens
- Well-presented throughout
- Ample parking, garage and carport

Asking price £450,000

Description

Welcome to this stunning detached house located in the sought-after area of Kingsthorne, Hereford. This property boasts 3 reception rooms, perfect for entertaining guests or simply relaxing with the family. With 4 bedrooms and 2 bathrooms, there is ample space for everyone to enjoy. As you approach the property, you are greeted with parking for multiple vehicles, ensuring convenience for you and your guests. The garage and carport provide additional parking options, making sure you never have to worry about finding a spot. Step inside, and you will find a well-presented interior that is both spacious and flexible, offering endless possibilities for you to make this house your home. The landscape gardens surrounding the property add a touch of tranquility, providing a peaceful retreat from the hustle and bustle of everyday life.

Situation

Ladywell Lane can be found within the Kingsthorne area just five miles south of Hereford centre. This highly sought after location is popular for those looking for easy access into both Hereford and Ross-on-Wye, the nearest main facilities being Hereford which provides schooling, shopping and leisure facilities. In the neighbouring village of Much Birch there is a doctors surgery, church, public house and primary school. The popular Steiner School is also within easy commute. A lovely feature of this area are the delightful rural walks around a network of green lanes and footpaths offering miles of exploring.

Accommodation

The well presented accommodation comprises:

Entrance Hall

Providing access to all principal ground floor rooms, stairs rise to the first floor and useful storage cupboard.

Living Room

A cosy room with a centre piece wood burning stove and a large window to the front aspect.

Dining Room

A formal place to entertain guest, with a window to the front aspect, storage cupboard and access to the conservatory.

Conservatory

Overlooking the wonderful garden and leads out onto the front garden patio.

Reception Room

Towards the rear of the property, access to the rear garden patio, two windows flooding the room with natural light and can be utilized to suit a potential buyers needs.

Shower Room

Fitted with a three piece suite which includes, walk in shower cubicle, WC and wash hand basin.

Kitchen

With one pantry cupboard and additionally another storage cupboard, matching wall and base units, sink drainer unit, large rear window overlooking the garden and space for free standing electric oven. The kitchen also has space for a breakfast table and chairs.

Utility

Adjacent from the kitchen, space for further white goods, sink drainer unit and access to the rear garden, garage and carport.





First Floor

Bedroom One

A lovely double bedroom with an outlook onto the garden from the rear window and access to the dressing room, which has a fitted wardrobes and eaves storage.

Bedroom Two

A double bedroom to the rear of the property and two windows to the side and rear aspect.

Bedroom Three

Another double bedroom with open storage cupboard and a window to the front overlooking the surrounding area.

Bedroom Four

A large single bedroom with a window to the front overlooking the surrounding area.

Bathroom

Fitted with a four piece suite which includes, walk in shower cubicle, bath, WC and wash hand basin. The bathroom also has a Velux and obscure window.

Outside:

A tarmac driveway takes you to the front of the property where you'll find the garage and carport. The property is positioned above road level giving you an excellent view over the surrounding area. The garden has various areas to enjoy and entertain guests, whether you want to sit out on the front patio or enjoy the views from the top of the garden, you sure to have options. The tiered rear garden has an array of flowers, shrubs and trees, all of which have been thoughtful planted by the current owners to create a wonderful paradise. You will also find a useful greenhouse, raised vegetable beds and further seating areas dotted around the garden.





Services:

Mains electric and water are connected to the property.
Oil fired central heating.
Private drainage.
Herefordshire council tax band – D

Tenure:

Freehold.

Directions:

From Hereford proceed south on the A49 toward Ross-on-Wye and, at the top of The Callow, turn left as signposted Kingsthorpe and Little Birch. Continue to the bus shelter and then, turn left towards Little Birch, and then take the 1st turning right into Wrigglebrook Lane and the 1st turning right again into Upper Wrigglebrook Lane. Take the left onto Upper Wrigglebrook lane and the property can then be found shortly after on the right hand side.

What3words:

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Sunderlands

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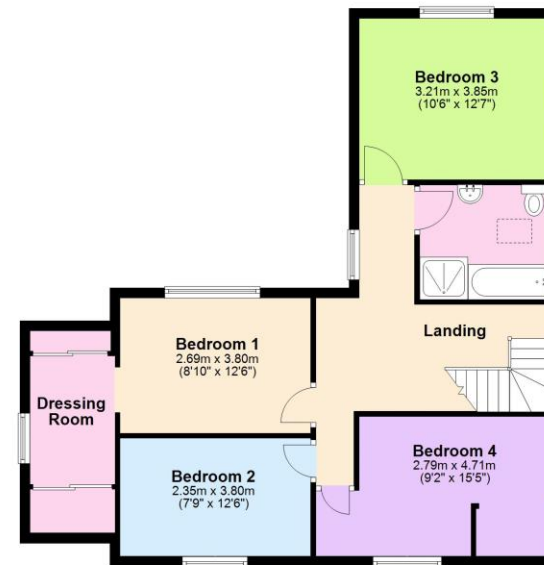
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Ground Floor



First Floor



Floor plan produced for identification only. Not to Scale
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