



Tanglewood Wrigglebrook Lane, Kingsthorpe, Hereford, HR2 8AW



Sunderlands
Residential Rural Commercial



**Tanglewood Wrigglebrook Lane
Kingsthorne
Hereford
HR2 8AW**

Summary of Features

- Detached bungalow
- Three bedrooms
- Well presented throughout
- Sought after location
- Open plan living
- Large gardens and ample driveway parking

Asking Price £395,000

Nestled in the desirable area of Kingsthorne, Hereford, this charming detached bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the open plan kitchen and dining area, which is both stylish and functional. This space is designed for modern living, allowing for seamless interaction between cooking and dining, making it perfect for family gatherings or dinner parties. The bungalow is well presented throughout, ensuring that you can move in with ease and enjoy your new home from day one. Outside, the property boasts ample parking for up several vehicles, a valuable feature in this sought-after location. The surrounding area offers a tranquil setting, while still being conveniently close to local amenities and transport links.

Location

Wrigglebrook 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, living room, open plan kitchen/dining/living room, three double bedrooms, bathroom, boot room and workshop.

Entrance hall

The entrance hall serves as a welcoming space that immediately sets the tone for the property. From here, it provides direct access to all principal rooms, such as the living room, all bedrooms, guiding guests and residents seamlessly into the heart of the home.

Living room

This property offers a warm and inviting living space, perfect for relaxing or entertaining. This room features a central wood-burning stove, creating a charming focal point while providing a cosy atmosphere during colder months. A large, front-facing window floods the space with natural light throughout the day and offers pleasant views, making the room feel bright and welcoming. There's ample space for seating furniture. The combination of rustic charm and natural light makes this living area a delightful place to unwind.

Open plan kitchen/dining/living room

One of the standout features of the property is the impressive open plan kitchen, dining, and living room – a spacious and versatile area designed for both everyday living and entertaining. The kitchen is thoughtfully arranged with a range of matching wall and base units, offering ample storage and a clean, cohesive look. A large window above the sink drainer unit frames picturesque views of the surrounding countryside, bringing in plenty of natural light and creating a calming focal point. The kitchen is well-equipped with an electric range oven and hob, integrated appliances, and dedicated space for a fridge freezer, making it both stylish and highly functional. The generous proportions of the room easily accommodate a dining table and chairs, perfect for family meals or hosting guests. Adjacent to the dining area is a cozy living space, where a central wood-burning stove adds warmth and character, making it an inviting spot to relax. Patio doors provide direct access to the front garden, seamlessly blending indoor and outdoor living and allowing the space to be enjoyed throughout the seasons.

Bedroom one

Bedroom one is a spacious double bedroom located at the rear of the property. It benefits from a large window that overlooks the rear garden, allowing for plenty of natural light and offering a pleasant, private outlook. The room comfortably accommodates a double bed and has ample space for freestanding furniture such as wardrobes, drawers, or a dressing table, making it both functional and inviting.

Bedroom two

Bedroom two is another well-proportioned double



room, situated at the rear of the property for added privacy and quiet. A large window offers pleasant views over the rear garden, allowing natural light to brighten the space. The room easily accommodates a double bed and provides ample space for freestanding furniture.

Bedroom three

Bedroom three closely mirrors the other two bedrooms in both size and layout, featuring ample space to accommodate a double bed along with additional furniture. Like the others, it also benefits from a window overlooking the rear aspect, ensuring a consistent flow of natural light throughout.

Bathroom

The bathroom is fitted with a modern three-piece suite comprising a bathtub with an overhead shower, a low-level WC, and a wash hand basin. An obscure rear-facing window provides natural light while maintaining privacy.

Boot room

The boot room offers a convenient additional entrance to the property, providing direct access to the rear garden. It also connects seamlessly to the open plan living space, making it a practical transition area for outdoor-to-indoor living.

Workshop

The workshop is a versatile space for storing items and garden equipment .

Outside

The outdoor space at this property is truly another standout feature, offering both practical elements and a serene atmosphere. Approaching the home, a tarmac drive leads up to the property, providing ample parking for several vehicles, ensuring convenience and accessibility. The front garden is predominantly laid to lawn, with a well-maintained, lush expanse of green that enhances the property’s curb appeal. The garden is fully enclosed by fencing, offering both privacy and security. Surrounded by a variety of trees, the front garden feels peaceful and inviting, with natural beauty that creates a relaxing environment. Additionally, the front garden enjoys stunning views of the neighboring countryside, adding a tranquil, scenic backdrop that elevates the outdoor experience. The rear garden continues the theme of space and beauty. It is also mostly laid to lawn, offering a generous area for outdoor activities or simply enjoying the outdoors. This garden is divided into two distinct tiers, connected by a set of steps, which adds both visual interest and a sense of separation within the space. The upper and lower levels of the garden allow for different areas to be used for varying purposes, whether for entertaining, relaxation, or gardening. Further enhancing the charm of the garden, additional trees and shrubs are thoughtfully planted, creating a lush, natural atmosphere.

Services

We understand mains water and electric are connected to the property.
Private drainage.
Oil fired central heating.

Herefordshire council tax band - D

Tenure - Freehold.







Directions

From Hereford, head south on the A49 and exit the city. Continue for 4 miles, then turn left at the top of the Callow, following signs for Kingsthorpe. Continue for ¾ of a mile, then turn left opposite a bus stop into The Thorn. Take the first right into Wrigglebrook Lane, where the property can be found approximately 1/4 mile on the left-hand side. What3words - ///cheering.obstruct.airstrip

Ground Floor



Total area: approx. 104.7 sq. metres (1126.8 sq. feet)

Sunderlands

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.