



26 White House Drive, Kingstone, Hereford, HR2 9ER



Sunderlands
Residential Rural Commercial



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**26 White House Drive
Kingstone
Hereford
HR2 9ER**

Summary of Features

- An extended detached family home
- Three reception rooms plus conservatory
- Gas central heating and double glazed
- Parking for at least three cars
- Private enclosed rear gardens.

Asking Price £325,000

An excellent detached house which has been extended and remodeled over the years to form the current accommodation well suited towards families. Set in this popular village close about six miles south west of Hereford centre, the property is gas central heating and double glazing. The original garage has been converted to form a super family room/fourth bedroom and the kitchen extended as well as the addition of a conservatory. The remaining accommodation comprises of reception hall, shower room, sitting room, dining room, three good sized bedrooms and a modern fitted bathroom. There is wide parking area to the front for a number of cars and to the rear, privately enclosed lawned gardens which back onto school playing fields. An internal inspection is recommended.

Situation

Kingstone is a popular well served village about six miles southwest of Hereford having a Doctors surgery, public house, church, village hall, schooling and a regular bus service into Hereford. There are also many delightful walks around surrounding countryside and in the nearby Golden Valley area.

Accommodation

In more detail as follows:

Wide Open Porch

With double glazed front door leading to -

Reception Hall

With Indian slate flooring, coat hooks and radiator.

Family Room/Fourth Bedroom

Originally the garage now forming an excellent family room/fourth bedroom, radiator and double glazed window.

Kitchen

Having enlarged accommodation with a range of base and eye level units, work surface area with stainless steel one and a half bowl sink, dishwasher, plumbing space for washing machine, fitted cooker with gas hob over, space for fridge freezer, larder cupboard, double glazed window and arch through to -

Dining Room

Having understairs cupboard, double glazed doors to conservatory, half glazed double doors opening to -

Sitting Room

Having wood laminate flooring, radiator, double glazed recessed window to front and door back to reception hall.

Conservatory

With double glazed windows and double glazed door to outside.

Shower Room

Shower cubicle, WC low flush suite, wash hand basin, double glazed window.

Stairs lead from the reception hall to the First Floor

Landing

Having cupboard housing modern gas central heating boiler and hot water cylinder, radiator and doors off to -

Bedroom One

Being a good sized double room with radiator, double glazed window overlooking the rear and playing fields, full width wardrobes with mirror sliding doors, radiator.

Bedroom Two

Having double glazed window and radiator.

Bedroom Three

Having double glazed window and radiator.

Bathroom

Modern suite with bath with mixer tap, Mira shower over, wash hand basin, WC low flush suite, double glazed window and radiator.

Outside

To the front is a mainly brick paved parking area for at least three cars with side access to the rear where there is a private rear garden enclosed by paneled fencing, laid to lawn with paved patio. There is a shed base with electric.

Services

Mains gas, electric, drainage and water connected. Fibre connected. Tenure - Freehold.

Agents Note

There is a car charger which can be purchased separately, carpets are included.





Directions

Leave Hereford south over the new bridge and take the A465 as if going towards Abergavenny. After a mile or so, take the right turn to Clehonger on the B4352 and in the village turn left signposted to Kingstone. Upon approaching Kingstone Village take the first left and part way along take the right turn into White House Drive. The property can then be seen on the right hand side as denoted by the Agent's 'For Sale' sign.

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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		
	69	77
England & Wales	EU Directive 2002/91/EC	



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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.