





SYCAMORES HOLME MARSH

KINGTON HR5 3JS

Asking Price £475,000

FREEHOLD

Occupying a generous plot extending to approximately 0.44 acres, Sycamores is a substantial four-bedroom detached family home offering spacious and versatile accommodation throughout, with tremendous potential for modernisation and improvement. The property benefits from three reception rooms, four double bedrooms, a principal bedroom with dressing area and en-suite, extensive front and rear gardens, ample off-road parking and a single garage. Further features include oil-fired central heating, double glazing and solar panels with battery storage. Offered for sale with no onward chain, this is a fantastic opportunity to acquire a sizeable family home with generous grounds, and an internal inspection is highly recommended.

Flint & Cook

SYCAMORES HOLME MARSH

• Spacious detached house • Four double bedrooms, three receptions • Plot extending to .4 of an acre • Sold with no onward chain • Requires modernisation throughout • Garage, parking and extensive gardens





Ground Floor

With entrance door leading into the

Entrance Porch

With fitted carpet, double glazed window to the front aspect, ceiling light point and ample space for coats and shoe storage. A further door leads into the entrance hall.

Entrance Hall

A welcoming entrance hall with fitted carpet, radiator, ceiling light point, carpeted staircase leading to the first floor and doors providing access to the principal ground-floor accommodation.

Living Room

An impressive, generously proportioned reception room enjoying a dual aspect with double glazed windows to both the front and rear, allowing plenty of natural light to fill the room. Features include fitted carpet, two radiators, three wall light points and a feature open fireplace with marble surround and wooden mantelpiece. A fantastic family living space with ample room for a range of furniture.

Study

A useful additional reception room, ideal for those working from home, with fitted carpet, radiator, ceiling light point, fitted shelving and bookcase, and double glazed window overlooking the rear garden.

Dining Room

A spacious formal dining room offering ample space for a large dining table and chairs, with fitted carpet, radiator, central ceiling light point and double glazed sliding doors opening onto the rear garden. A large archway provides access to the kitchen, creating an excellent space for family living and entertaining, whilst a further door leads into the utility area.

Kitchen

Fitted with a range of matching wall and base units with ample work surface space over, tiled splashbacks and a one-and-a-half bowl stainless steel sink and drainer unit. Integrated appliances include an eye-level oven and grill, four-ring induction hob with extractor hood over, together with under-counter space and plumbing for a slimline dishwasher and space for a freestanding fridge/freezer. The kitchen benefits from dual aspect double glazed windows to the front and side, providing plenty of natural light.

Utility/Rear Porch

A practical utility area with a range of fitted wall and base units, stainless steel sink and drainer, under-counter space and plumbing for a washing machine and tumble dryer, and floor-mounted oil-fired central heating boiler. Further features include a wall-mounted electrical consumer unit, double glazed window, two ceiling light points, UPVC door providing access to the rear garden and a door leading into the ground-floor shower room.

Shower Room

Fitted with a large walk-in shower enclosure, low-level WC and wash hand basin with useful storage beneath. Further benefits include a chrome heated towel rail and double glazed window.

First Floor Landing

With fitted carpet, double glazed window, ceiling light point, loft access hatch, useful storage cupboard with fitted shelving and doors leading to all four bedrooms.

Bedroom One with En-suite & Dressing area

Principal Bedroom Suite

An impressive principal bedroom suite offering excellent proportions and a separate dressing area. The dressing area provides ample space for fitted wardrobes and benefits from fitted carpet, ceiling light point and coving. A door leads into the en-suite shower room, whilst a large opening leads through into the main bedroom. The bedroom itself enjoys dual aspect double glazed windows, fitted carpet, radiator, ceiling light point and additional loft access. A spacious and comfortable principal bedroom with excellent potential.

En-Suite Shower Room fitted with a corner shower cubicle, low-level WC and wash hand basin, together with tiled surrounds, ceiling light point and double glazed window.

Bedroom Two
A further spacious double bedroom with fitted carpet, radiator, ceiling light point, double glazed window overlooking the rear garden and fitted wardrobes providing useful storage.

Bedroom Three
Another generously sized double bedroom enjoying dual aspect double glazed windows to the front and side, fitted carpet, radiator, ceiling light point and double fitted wardrobe with sliding doors.

Bedroom Four
A fourth double bedroom with fitted carpet, radiator, ceiling light point, coving, double glazed window to the front aspect and double fitted wardrobe with sliding doors.

Bathroom
Three piece white suite comprising a panelled bath, wash hand basin, low level w/c, chrome heated towel rail and a double glazed window.

Outside
Front Garden & Driveway
The property is approached via a shared driveway serving two properties, with Sycamores benefiting from its own private tarmacadam driveway providing ample off-road parking for several vehicles. The extensive front garden incorporates a pond and offers excellent scope for further landscaping and improvement. Access is available to both sides of the property, leading through to the rear garden.

Garage
A single garage with electric roller door to the front and useful storage space, together with access to the rear garage store.

Rear Garden
A particular feature of the property is the substantial rear garden, which, although requiring a degree of maintenance and landscaping, offers tremendous potential to create a beautiful outdoor space. The generous grounds provide ample opportunity for landscaped lawns, seating and entertaining areas, established planting and vegetable gardens, subject to the purchaser's preferences. The property occupies a plot extending to approximately 0.44 acres, offering a rare opportunity for purchasers seeking a substantial family home with extensive outside space.

Further external features include an oil storage tank and solar panels with associated battery storage situated to the side of the garage.

Directions
What Three Words
intricate.unleashed.flask

Money Laundering
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

Outgoings
Water and drainage rates are payable.

Property Services
Mains water, electricity and drainage are connected. Oil-fired central heating.

Residential lettings & property management
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession
Freehold - vacant possession on completion.

Viewing Arrangements
Strictly by appointment through the Agent (01432) 355455.

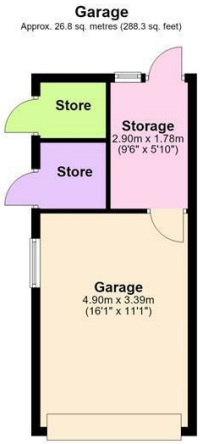
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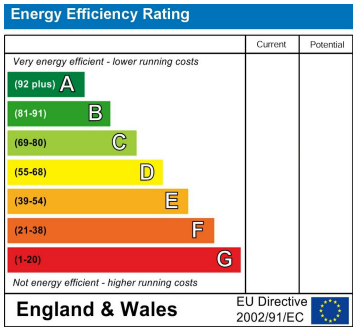




Total area: approx. 194.1 sq. metres (2089.5 sq. feet)

Sycamores, Holme Marsh, Kington, Hereford





EPC Rating: Hereford Council Tax Band: F

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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