

## 26 HEBRIDEAN GARDENS KINGSTONE, HEREFORD HR2 9TT

£475,000  
FREEHOLD

Peacefully situated in this popular village location, a highly spacious 5 bedroom detached house offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas-central heating, double glazing, generously sized living accommodation, 2 ensuite shower rooms, detached double garage and ample parking, good sized south-facing rear garden and we strongly recommend an internal inspection.



## 26 HEBRIDEAN GARDENS

- Popular village location
- 5 bedroom detached house
- 3 reception rooms & impressive kitchen/breakfast room
- Good sized south facing rear garden
- Detached double garage and ample off-road parking facilities
- Ideal family home



### Canopy Porch

With entrance door through to the

### Spacious Reception Hall

With laminate flooring, turning carpeted staircase to the first floor, radiator, understairs store cupboard, double doors to the lounge and door to the

### Downstairs Cloakroom

With low flush WC, pedestal wash hand basin with tiled splashback, laminate flooring, radiator and extractor fan.

### Large Lounge

With fitted carpet, 2 radiators, double glazed bay window to the front aspect and double-glazed, double French doors to the rear patio and garden.

### Dining Room

With laminate flooring, radiator and double-glazed bay window to the front aspect.

### Study

With laminate flooring, radiator and double-glazed window to the side.

### Kitchen/Breakfast Room

Fitted with an extensive range of wall and base cupboards, ample work surfaces with splashbacks, 1 and ½ bowl sink with mixer tap, double glazed windows to the side and rear enjoying a pleasant outlook, a range of built in appliances including dishwasher, fridge/freezer, double oven and 5 ring gas hob with splashback and cooker hood over, recessed spot lighting, 2 radiators,

laminate flooring, large central workstation/breakfast bar with storage below and double glazed, double French doors to the rear patio and garden.

### First Floor Landing

With fitted carpet, radiator, access hatch to loft space and doors to

### Bedroom 1

With fitted carpet, radiator, 2 double-glazed windows to the rear enjoying a fine outlook across the garden and playing fields beyond, a large built in wardrobe with mirrored sliding doors and door to the

### Ensuite Shower Room

Shower cubicle with rainwater style shower head over, low flush WC, pedestal wash hand basin, radiator, laminate flooring, shaver socket, double-glazed window, recessed spot lighting and extractor fan.

### Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect and door to the

### Ensuite Shower Room

Shower cubicle with glazed folding screen, pedestal wash hand basin, low flush WC, laminate flooring, radiator, double glazed window and recessed spot lighting.

### Bedroom 3

With fitted carpet, radiator, double glazed window to the rear enjoying a pleasant outlook.

#### Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect.

#### Bedroom 5

With fitted carpet, radiator, double glazed window to the side enjoying a pleasant outlook.

#### Bathroom

Fitted with with a suite comprising panel bath with handheld shower attachment over, low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, a separate shower cubicle with rainwater style shower head and glazed sliding door, radiator, laminate flooring, recessed spotlighting, double glazed window and extractor fan.

#### Outside

To the front of the property is a small lawned garden with flower borders and a paved pathway leading to the front entrance door and then an extensive driveway to the side providing off-road parking for at least six vehicles leading to the

#### Detached Double Garage

With twin up and over doors, ample storage space and personal door to the

Rear garden which has an extensive paved patio area and as the rear garden faces south it becomes a real sun trap, the remainder of the garden is mainly laid to lawn and is enclosed by high fencing for privacy and has a

useful side gate, outside tap, rear door into the double garage and further patio area to the rear of the garage with overhead pergola perfect for barbecues and entertaining.

#### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

#### Outgoings

Water and drainage rates are payable.

#### Directions

Proceed south out of Hereford on the A465 Abergavenny Road, turning right for Clehonger and follow the signpost to Kingstone. On entering the village of Kingstone, just before the school, turn left into Swaledale Road, right into Romney Way and then right into Hebridean Gardens.

#### Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

#### Opening Hours

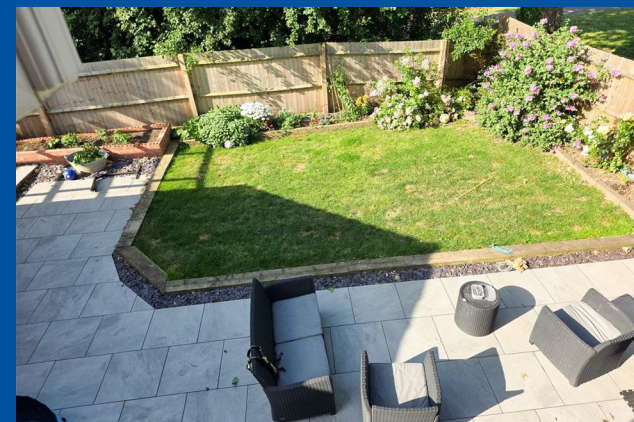
Monday - Friday 9.00 am - 5.30 pm

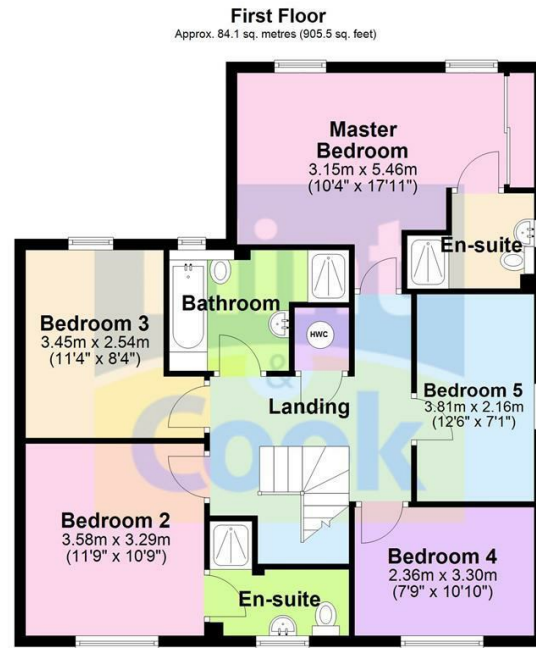
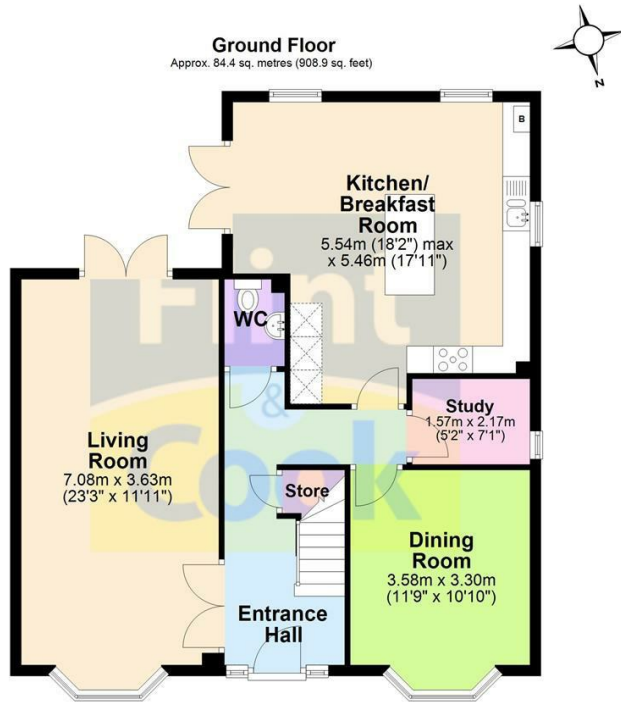
Saturday 9.00 am - 1.00 pm

#### Money Laundering Regulations

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

## 26 HEBRIDEAN GARDENS





Total area: approx. 168.6 sq. metres (1814.4 sq. feet)

**EPC Rating: B Hereford Council Tax Band: F**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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