





4 KENTCHURCH CLOSE

HEREFORD HR1 1QS

Asking Price £360,000

FREEHOLD

A beautifully presented and thoughtfully extended three-bedroom semi-detached home, offering spacious and versatile accommodation ideal for modern family living. The property benefits from an impressive open-plan kitchen/dining/family room, a separate living room with wood-burning stove, a useful home office/snug which could serve as a fourth bedroom, and a ground-floor shower room/utility. Further benefits include gas central heating, double glazing, ample off-road parking, attractive landscaped gardens and a detached garden cabin with light and power. A viewing is highly recommended.

Flint & Cook

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• Extended semi detached house • Ideal family home • 3/4 bedrooms • Popular residential location • Driveway & enclosed garden with garden room • Must be viewed!





Entrance Hall

Approached via a composite entrance door, the welcoming entrance hall has laminate flooring, a matwell, radiator, ceiling light point, heating thermostat and useful space for coats and shoe storage. A carpeted staircase leads to the first floor with an understairs storage cupboard, whilst doors provide access to the living room and open-plan kitchen/dining/family room.

Living Room

A well-proportioned reception room with a double-glazed window overlooking the front aspect, laminate flooring, contemporary upright radiator and central ceiling light point. A particular feature of the room is the wood-burning stove, creating an attractive focal point and cosy atmosphere.

Open-Plan Kitchen/Dining/Family Room

The heart of the home is the impressive open-plan kitchen/dining/family room, providing an excellent space for everyday family living and entertaining. The modern fitted kitchen comprises an extensive range of matching wall and base units with ample work surface space over, a one-and-a-half bowl sink and drainer unit with mixer tap, four-ring gas hob with extractor hood above, double eye-level oven, integrated microwave, fridge/freezer and dishwasher. There is also a breakfast bar, recessed ceiling spotlights and a double-glazed window. The wall-mounted gas central heating boiler is neatly housed within a cupboard. The kitchen opens into a generous dining area, providing ample space for a family dining table and benefiting from additional fitted storage units. Double doors lead into the living room, allowing the accommodation to flow seamlessly between the principal reception spaces. Beyond the dining area is a delightful family room, with laminate flooring throughout, radiator, fitted wall light, double-glazed window and sliding patio doors opening directly onto the rear garden. This wonderful open-plan arrangement creates a bright and sociable living environment, perfectly suited to modern family life.

Rear Porch

Accessed from the living accommodation, the rear porch has laminate flooring, ceiling light point and a double-glazed external door providing access to the garden. A further door leads into the ground-floor shower room/utility.

Ground-Floor Shower Room/Utility

A particularly useful addition to the property, comprising a large walk-in shower enclosure with black mains-fed rainfall shower and tiled surround, combined WC and wash hand basin, heated towel rail, double-glazed window and ceiling light point. The room also provides practical utility facilities, including plumbing and space for a washing machine and tumble dryer, making it an excellent multifunctional space for busy family life.

Home Office/Snug/Potential Fourth Bedroom

A spacious and versatile room which would make an ideal home office, snug, playroom or occasional ground-floor bedroom, depending on individual requirements. The room benefits from laminate flooring, central ceiling light point, radiator and dual-aspect double-glazed windows providing excellent natural light.

First Floor Landing

A carpeted staircase leads to the first-floor landing, with fitted carpet, ceiling light point, loft access hatch and double-glazed window to the side aspect. Doors lead to all three bedrooms and the family bathroom.

Bedroom One

A spacious main double bedroom with laminate flooring, radiator, ceiling light point and double-glazed window overlooking the front aspect. The room benefits from an extensive range of fitted wardrobes, providing excellent storage, together with a useful airing cupboard.

Bedroom Two

Another generous double bedroom with fitted carpet, radiator,

ceiling light point and double-glazed window overlooking the rear garden. There is ample space for freestanding bedroom furniture and wardrobe storage.

Bedroom Three

A well-proportioned third bedroom with laminate flooring, contemporary upright radiator, ceiling light point and double-glazed window to the front aspect. The room benefits from a cleverly designed fitted bunk bed arrangement, incorporating a single bed above and double bed below, together with fitted bookshelf storage, making it an ideal children's bedroom.

Bathroom

A modern three-piece bathroom suite comprising a P-shaped panelled bath with tiled surround and black matt mains-fed shower over, low-level WC and wash hand basin with two storage drawers beneath. Further features include a heated towel rail, tiled surrounds, recessed ceiling spotlights and dual-aspect double-glazed windows providing natural light and ventilation.

Outside

To the front, the property benefits from an extensive tarmac driveway together with an additional brick-paved parking area, providing excellent off-road parking facilities for numerous vehicles. The attractive rear garden has been thoughtfully arranged to provide a variety of outdoor seating and entertaining areas. Immediately adjoining the property is a large paved patio, offering an ideal space for outdoor dining and entertaining, with gated access to the side of the property. Steps lead up to a lawned garden with a paved pathway extending through to a further patio seating area, providing an additional space to enjoy the garden.There is also a small area of lawn, whilst a useful side access gate provides convenient access to the rear garden.

Detached Garden Cabin

Positioned within the rear garden is a useful detached timber cabin, benefiting from double-glazed windows, light and power. This versatile additional space offers excellent potential for use as a home office, hobby room, garden retreat or recreational space, subject to individual requirements.

Directions

From Hereford city centre proceed towards Ledbury on A438, past the Rose and Crown public house and over the traffic lights. Continue past the Co-op stores on the right hand side and then turn left into Whittern Way and take the second turning on the left into Kentchurch Close.

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, drainage and gas are connected. Gas-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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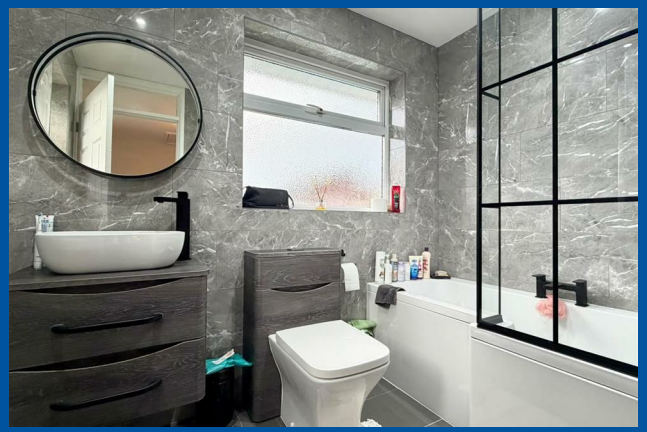



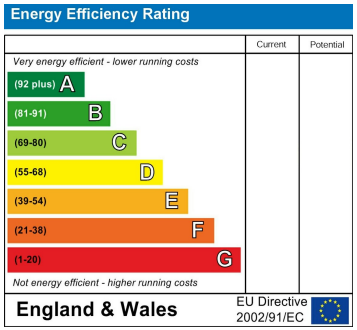

EPC Rating: Hereford Council Tax Band: C

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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