



## 105 KINGS ACRE ROAD HEREFORD HR4 0RQ

£475,000  
FREEHOLD

Situated on the highly sought after Kings Acre Road, an immaculately presented four bedroom detached property making an ideal family home. The property offers spacious and flexible accommodation throughout and benefits from a fantastic south facing garden & ample driveway parking.

Comprising two receptions, a conservatory, a useful office space, modern fitted kitchen & downstairs W/C to the ground floor with four double bedrooms, a principal suite with dressing room and en-suite and a modern family bathroom to the first floor. A viewing is highly recommended.



# 105 KINGS ACRE ROAD

- Spacious four bedroom detached house
- Principal bedroom with en-suite & dressing room
- Sought after residential location
- Ideal family home
- Well presented throughout
- South facing rear garden & ample driveway parking



## Ground Floor

With entrance door into the

### Entrance Porch

With wood effect flooring, space for coat and shoe storage, ceiling light point, double glazed windows and upvc door into the

### Entrance Hall

With mat well, vinyl flooring, carpeted stairs leading up with useful under stair storage, radiator, two ceiling light points, double glazed window to the side aspect and doors leading into the

### Downstairs W/C

Comprising low flush w/c, wash hand basin with storage below, radiator, ceiling light point and double glazed window to the side aspect.

### Kitchen

An immaculately presented kitchen with matching wall and base units, ample work surfaces over either tiled splash backs, 1 1/2 bowl sink and drainer unit, integrated appliances to include dishwasher, fridge/freezer, two wine coolers, cupboard with space and plumbing for washing machine, range style cooker with four ring gas hob and electric oven below, double glazed bay window to the front, recess spotlights and exposed wood flooring.

### Dining Room

With exposed wooden floorboards, feature fireplace with wood burning stove, radiator, ceiling light point, double glazed window to the side aspect and double doors leading into the living room.

## Living Room

With wood effect flooring, two radiators, two ceiling light fans, coving, double glazed window to the side aspect, large built in storage cupboard, double doors leading into the conservatory and door into the office.

### Conservatory

With wood effect flooring, wall mounted mirrors electric heater, power points and double glazed windows and doors leading out to the rear garden.

### Office

With wood effect flooring, ceiling light point, radiator and double glazed window to the rear aspect.

### First Floor Landing

With fitted carpet, two loft hatches, two ceiling light points, double glazed window, radiator and doors leading into

### Main Bedroom with En-suite & Dressing Room

A spacious double bedroom with fitted carpet, radiator, ceiling light point and double glazed window over looking the rear garden. A door leads into the dressing room with ample space for wardrobes and storage with ceiling light point and double glazed window to the rear aspect. A further door leads off the bedroom into the

En-suite shower room comprising a double width walk in shower with mains fitment shower over head and tiled surround, wash hand basin with storage under, tiled splash back and wall mounted mirrored storage cabinet over, low flush w/c, chrome heated towel rail, recess spotlights end double glazed window.

### Bedroom Two with Shower

A spacious double bedroom with double glazed bay window to

the front, part panelled wall, bespoke fitted wardrobe, coving, ceiling light fan, radiator and double width walk in shower with electric shower fitment, tiled surround and glass sliding door.

### **Bedroom Three**

A third double bedroom with fitted carpet, ceiling light points radiator and double glazed window to the side aspect.

### **Bedroom Four**

A fourth double with fitted carpet, ceiling light point, radiator and double glazed window to the side aspect.

### **Bathroom**

Comprising roll top bath with feature claw feet, wash hand basin, low flush w/c, tiled surround, ladder style radiator and double glazed window with fitted shutter blinds to the side aspect.

### **Outside**

To the front there is brick paved driveway providing off road parking for several vehicles with a further stoned parking space. There is a useful outside tap and side access gate leading to the rear.

To the rear there is a fantastic south facing garden making it an ideal suntrap, perfect for entertaining. Double doors from the conservatory open out onto the raised decked area which leads down to a stoned pathway leading to the side access gate/wood store and to the garden bar making it a fantastic space for entertaining, there is a large wooden storage shed with solar lighting. There is a good sized area of lawn with the garden enclosed by fencing and hedging.

### **Directions**

From Hereford City Centre, proceed West on Whitecross

Road. At the monument roundabout take the second exit onto Kings Acre Road, continue along this road and immediately after the turning for Huntsman's Drive the property is situated on the left hand side as indicated by the agents for sale board.

### **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**

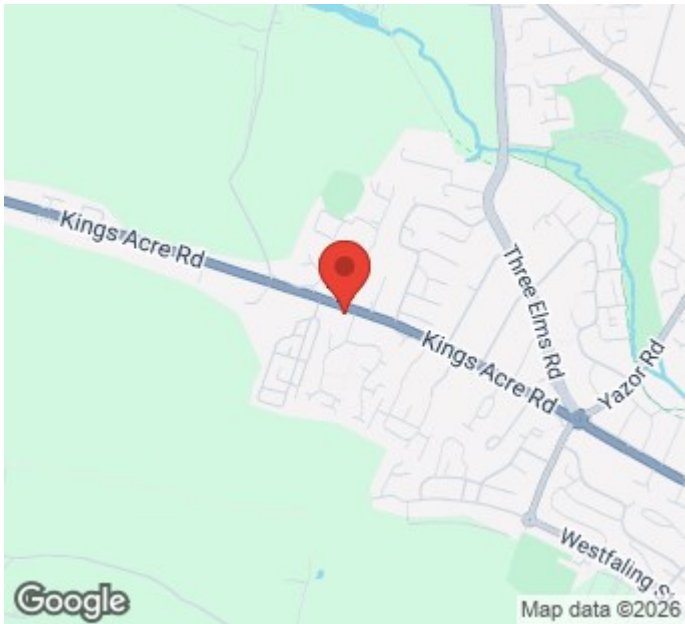
Freehold - vacant possession on completion.

### **Viewing Arrangements**


Strictly by appointment through the Agent (01432) 355455.

## 105 KINGS ACRE ROAD





**EPC Rating: Hereford Council Tax Band: E**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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

Flint and Cook Hereford Sales  
 22 Broad Street  
 Hereford  
 Herefordshire  
 HR4 9AP

01432 355455  
 hereford@flintandcook.co.uk  
 flintandcook.co.uk

