



21 YEW TREE GARDENS

KINGS ACRE, HEREFORD HR4 0TH

Asking Price £525,000
FREEHOLD

Superb dormer-style property pleasantly located at the end of the cul-de-sac in popular residential location, immaculately presented throughout with 3 good-sized bedrooms, 2 bathrooms, 2 reception rooms, gas central heating, double glazing, beautiful landscaped gardens. Viewing is highly recommended.



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- Detached dormer-style bungalow • Sought-after residential location • 3 Bedrooms, 2 bathrooms • 2 Spacious reception rooms • Lovely enclosed garden • Close to local amenities • Immaculately presented • Ideal family home • Must be viewed!



Porch

A small, light-filled porch area set between the garage and the main entrance door, with white painted brick walls and wooden flooring, offering a charming transition space into the home with a few decorative plants adding warmth.

Living Room

An inviting living room filled with natural light from large sliding doors that lead directly onto the garden patio. The room features a charming fireplace with a classic mantle, tasteful wooden flooring that adds warmth and texture to the space. Neutral walls and understated décor create a calm, welcoming atmosphere ideal for relaxation or entertaining.

Dining Room

A bright dining room, a wide window allowing plenty of daylight, and pale wooden flooring that complements the soft neutral wall tones. The space is simple yet elegant, providing a comfortable setting for family meals or intimate dinners.

Kitchen

A well-appointed kitchen with white cabinetry and integrated appliances, including an oven and microwave stacked neatly. The kitchen has ample storage and bench space, with a practical door leading outside. A large window above the sink invites natural light, further enhancing the clean, modern feel of the room. Wood-effect flooring continues the warm tone found throughout the ground floor.

Hallway

A welcoming hallway with wood-effect flooring extends from the entrance, featuring practical storage beneath the staircase and providing access to the main living spaces. The décor is light and fresh, creating an airy introduction to the home.

Bedroom 1

A generously sized bedroom on the first floor with a large window flooding the room with natural light. The neutral carpet and walls provide a peaceful setting, while the open doorway leads to an adjoining dressing room and study, adding practicality and versatility to the space.

Dressing Room

A well-equipped dressing room featuring an abundance of built-in wardrobes and a dedicated vanity area with a skylight above, creating a bright and organised space for clothing and accessories.

Study

An adjacent study with a cosy atmosphere, carpeted floor and a window to the outside, providing a quiet spot for work or reading, connected conveniently to the dressing room and bedroom.

Bedroom 2

A spacious bedroom on the first floor with soft carpeting and neutral tones, offering a calm and restful environment. The window lets in ample daylight, and the size of the room allows for flexible furnishing arrangements.

Bedroom 3

A ground floor bedroom featuring neutral carpeting and soft wall colours, creating a restful space with a large window overlooking the front garden. The room is versatile for use as a guest room or family bedroom.

Shower Room

A modern, tiled shower room with a glass shower enclosure, white vanity unit, and toilet. A frosted window allows natural light to enter while maintaining privacy. The wood-effect flooring adds warmth to this practical space.

Bathroom

A stylish bathroom featuring a freestanding bath, modern vanity with storage, and a toilet, all set against tiled walls and complemented by wood-effect flooring. A window brings in natural light, enhancing the fresh and clean feel of the room.

Garage

The garage is attached to the house with external access via a drive. The garage door is set beside a front entrance porch area, offering practical parking and storage space.

Front Exterior

The front exterior of the property showcases a traditional red brick façade with a pitched roof and white window frames.

A driveway leads to the garage and entrance porch, while a neat lawn and small tree enhance the welcoming appearance of the home.

Rear Garden

A well-maintained rear garden featuring a spacious paved patio with ample room for outdoor dining and seating, leading onto a neatly kept lawn bordered by mature shrubs and trees. The garden is enclosed by a combination of brick pillars and wooden fencing, offering privacy and a peaceful outdoor space.

Outgoings

Water and drainage rates are payable.

Property Services

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Residential lettings & property management

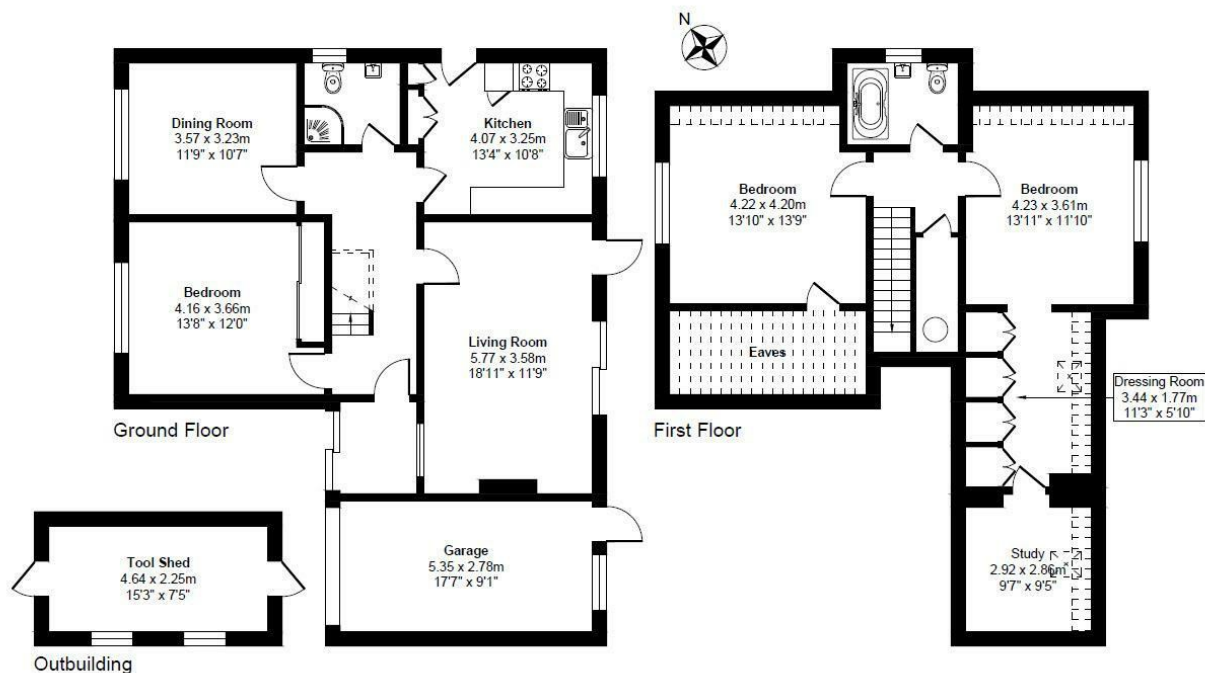
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Money Laundering

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

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Total Approx. Area: 170.8 m² ... 1838 ft²

All measurements of doors, windows, rooms are approximate and for display purposes only.
No responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should not be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Hereford Council Tax Band: E

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

