



25 HEBRIDEAN GARDENS KINGSTONE, HEREFORD HR2 9TT

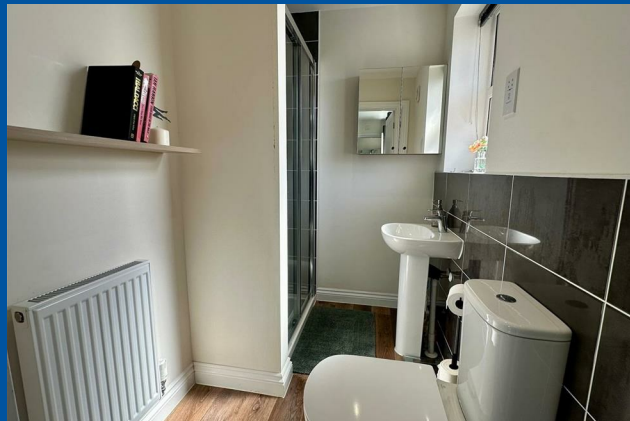
£380,000
FREEHOLD

Peacefully situated in this popular village location, an impressive 4 bedroom detached house offering ideal family accommodation. The property which is well presented throughout has the added benefit of gas central heating, double glazing, generously sized living accommodation, a large driveway and detached garage, private south facing rear garden with bespoke garden room and entertaining space and to fully appreciate this property we strongly recommend an internal inspection. No onward chain.



25 HEBRIDEAN GARDENS

- Popular village location
- 4 bedroom detached house
- Large lounge & kitchen/diner
- Private south facing rear garden
- Ideal family home
- No onward chain



Canopy Porch

With door through to the

Spacious Reception Hall

With feature flooring, carpeted staircase to the first floor, radiator, understairs store cupboard, and door to the

Utility Room

With work surfaces, space and plumbing below for a washing machine and tumble dryer, useful shelf and coat hooks, wall-mounted store cupboard, double glazed window to the rear with blind.

Downstairs Cloakroom

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

Impressive Lounge

With fitted carpet, 2 radiators, double glazed window to the front aspect, wall mounted electric fire, double glazed window to the side, TV aerial and telephone points, double glazed, double French doors to the rear patio and garden.

Kitchen/Dining Room

Kitchen Area

Fitted with a comprehensive range of wall and base units, ample work surfaces with splash backs, wall mounted central heating boiler, recessed spotlighting, a range of integrated appliances, double glazed door to the rear patio and garden and easy to maintain flooring.

Dining Area with radiator, double glazed window to the front aspect and feature flooring.

First Floor Landing

With fitted carpet, radiator, double glazed window to the front aspect, access hatch to the loft space, airing cupboard and door to

Bedroom 1

With fitted carpet, radiator, double glazed window to the side, fitted double wardrobe with mirrored sliding doors, double glazed window to the rear enjoying a fine outlook and door to the

Ensuite Shower Room

Cubicle with glazed sliding door and rainwater style shower head, pedestal wash hand basin with shaver socket over, low flush WC, feature flooring, radiator, recessed spotlighting, double glazed window and extractor fan.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

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

Bathroom

Fitted with a suite comprising panel bath with rainwater style shower unit over and glazed screen, partial wall surround, low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, double glazed window, extractor fan, radiator, feature flooring.

Outside

To the front of the property is a lawned garden bordered by well established shrubs with a paved pathway leading up to the front entrance door. To the side is a large driveway providing plenty of parking leading to a

Detached Garage

With up and over door, power and light points, ample storage space and personal door to the side.

To the rear there is a good sized paved patio area providing the perfect entertainment space and as the rear garden faces south it becomes a sun trap. There is a bespoke covered entertainment space with side door into the garage and an impressive detached

Garden Room

A very flexible space with power and light points, double glazed windows, double doors with potential to be a perfect garden retreat, home office or gym.

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.

Money Laundering Regulations

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

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.

25 HEBRIDEAN GARDENS





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: B Hereford Council Tax Band: A

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

