



Watkins Thomas Ltd
5 King Street
Hereford HR4 9BW

Tel: 01432 272280
Fax: 01432 343444

enquiries@watkinsthomas.co.uk
www.watkinsthomas.co.uk



5 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

'Located in the ever popular Kings Acre residential district, an extended three bedroom detached home with driveway and garage'

£285,000 (Freehold)

5 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

LOCATION

Huntsmans Drive is part of a mature Bovis development, located off Kings Acre Road, which lies about 1½ miles west of central Hereford. The locality is served by a range of amenities including a general store with post office. There is a city bus service and a secondary school nearby and there further facilities including a public house, general store and butchers at Whitecross roundabout. Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

5 Huntsmans Drive is a detached home which has the benefit of a dining/living room extension across the rear. A driveway runs to the garage and this three bedroom detached house is centrally heated and double glazed. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Entrance Porch

With outside light and door with double glazed upper lights and with adjacent double glazed window to:

Entrance Hall

2.49m (8'2) x 1.96m (6'5)

With stairway off coved ceiling, radiator, laminate flooring and having doors to the extended living family room and the:

Kitchen

2.64m (8'8) x 2.44m (8')

With fitted base cupboard and drawer units with roll edged working surface over, tiled surrounds and eye level cabinets including glass fronted units. 1½ bowl stainless steel sink unit with drainer and mixer tap, recess for fridge, recess for washing machine and cooker point. Wall mounted gas fired boiler with central heating and domestic hot water control clock.



The Extended Open Plan Family/Living Room

7.32m (24'0) x 4.75m (15'7) (maximum)

Which in parts comprises:

The Living Room

4.75m (15'7) x 4.52m (14'10)

With coved ceiling, wall light points, radiator, brick fire surround with timber mantel over and quarry tiled hearth. Door to under-stair cupboard and with two arched openings to the:

Dining/Family

4.75m (15'7) x 2.57m (8'5)

With a pair of double glazed French doors opening to the rear garden with adjacent double glazed windows and double glazed windows to the side. Two radiators.



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ON THE FIRST FLOOR:

Landing

With access hatch to loft space and having doors to the bedrooms, shower room and airing cupboard with insulated hot water cylinder.

Bedroom 1

4.27m (14'0) x 2.59m (8'6) (maximum)

With a double glazed window to the rear, coved ceiling, radiator and fitted with two double wardrobe cupboards, single wardrobe cupboards, bedside units and cabinets over bed recess.

Bedroom 2

2.77m (9'1) x 2.57m (8'5)

With a double glazed window to the front, radiator, coving to ceiling, two built-in wardrobe cupboards, bedside display unit and high level cabinets over bed recess.



Bedroom 3

2.57m (8'5) x 2.06m (6'9)

With a double glazed window to the rear and radiator.

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The Shower Room

2.03m (6'8) x 1.7m (5'7)

With walk-in shower area with shower boarded walls and an electric shower unit, pedestal wash basin and a low level wc. Part tiled walls, double glazed window, extractor unit and radiator.



OUTSIDE:

A tarmacadam driveway leads to the ATTACHED GARAGE (18'2 x 8'7) which has an up and over door to the front and personal door to the rear.

At the front of the property there are triangular lawn areas with paving slabs running across and at the front of the property there is a rose border. The rear can be accessed via a side pathway. The rear garden has a paving stone area which returns around the property to the rear of the garage. The remainder of the garden area at the rear is lawned and has borders featuring roses and fuchsia.



COUNCIL TAX BAND D

Payable to Herefordshire Council

BROADBAND & MOBILE PHONE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

WATKINS THOMAS LTD registered in Cardiff, No: 8037310. These particulars are used on the strict understanding that all negotiations are conducted through WATKINS THOMAS LTD. MISREPRESENTATION ACT - 1967 WATKINS THOMAS LTD, for itself and for the Vendors of this property whose agent it is give notice that: 1. These particulars do not constitute, nor constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of WATKINS THOMAS LTD or the Vendor. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither WATKINS THOMAS LTD nor any person in its employment has authority to make or give any representation or warranty whatever in relation to this property.

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DIRECTIONAL NOTE

From central Hereford proceed west into Eign Street and follow through and continue for the length of Whitecross Road. At the roundabout take the second exit into Kings Acre Road and just beyond the shop turn left into Huntsmans Drive where Number 5 will be identified on the right hand side by the agents for sale board.

FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

20 August 2026

ID40429

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

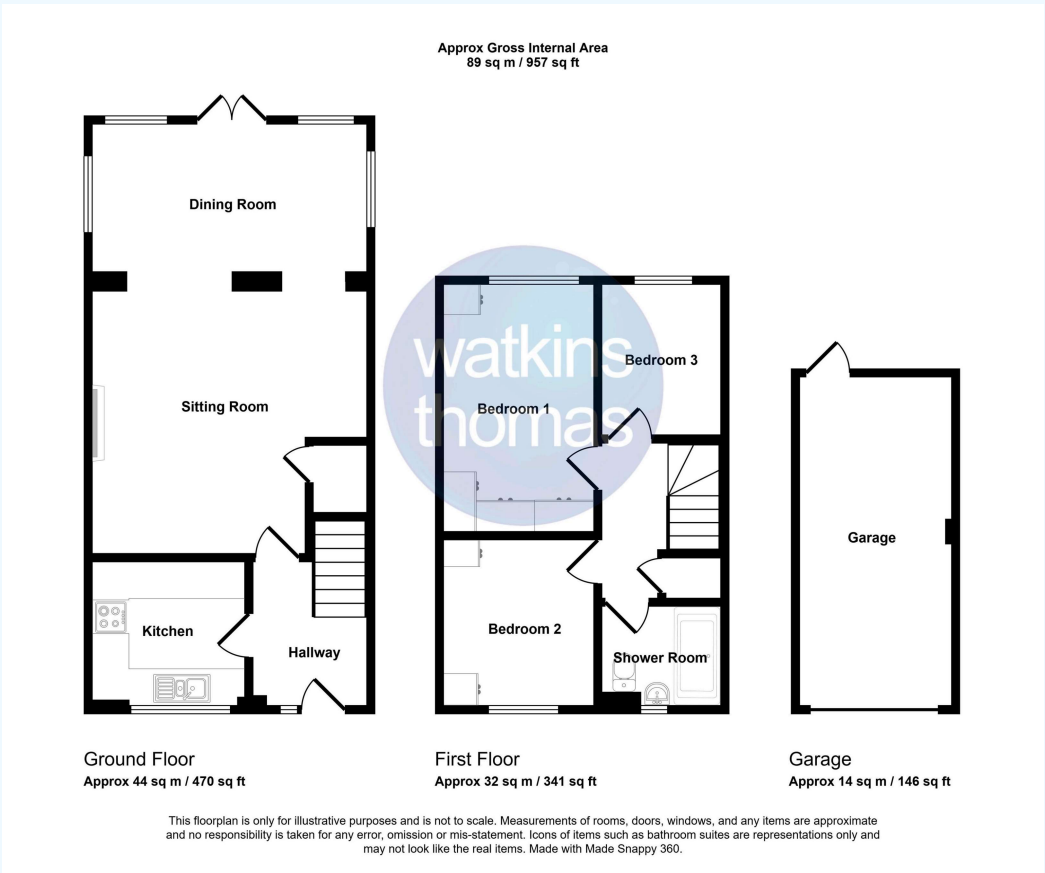
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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