35 ROMNEY WAY

KINGSTONE, HEREFORD HR2 9TN

Asking Price £308,000

FREEHOLD

Peacefully situated in this popular village location, an impressive 3 bedroom detached house, offering ideal family or retirement accommodation. The property, which is in immaculate decorative order, has the added benefit of gas central heating, double-glazing, large kitchen/diner, ensuite shower room, landscaped rear garden with bespoke garden room and to fully appreciate this property we strongly recommend an internal inspection.

Flint & Cook

35 ROMNEY WAY

• Impressive 3 bedroom detached house • Popular village location • Large kitchen/diner. • Ensuite shower room • Landscaped rear garden wth bespoke garden room • Must be viewed!

The well presented accommodation comprises:

Canopy Porch

With entrance door through to the

Reception Hall

With feature flooring, radiator, turning carpeted staircase to the first floor and door to the

Downstairs Cloakroom

Low flush WC, pedestal wash-hand basin, tiles, radiator, feature flooring and understairs store cupboard.

Lounge

A light and airy room with fitted carpet, double-glazed windows to the front and side, with Venetian blind, 2 radiators and double-glazed French doors to the rear patio and garden.

Fitted Kitchen/Dining Room

Extensive range of wall and base cupboards, ample work surfaces with splashbacks, double-glazed windows to the front aspect with Venetian blind, recessed spotlighting, easy-to-maintain flooring, space for dining table, double-glazed double French doors to the rear patio and garden, built-in double oven, microwave, 4-ring gas hob with splashback and cooker hood over, 1 1/2 bowl sink, freestanding American-style fridge-freezer, wall-mounted gas central heating boiler and a radiator.

Landing

Fitted carpet, large access hatch to the loft space with pull down ladder and fully boarded to provide ample storage space.

Bedroom 1

With fitted carpet, radiator, double-glazed window to the rear with blind, 2 fitted wardrobes with overhead cupboards and shelves with mood lighting and door to the Ensuite Shower Room with suite comprising large shower with glazed sliding door, pedestal wash-hand basin, low flush WC, shaver socket, double-glazed window, recessed spotlighting, extractor fan, useful store cupboard and ladder-style radiator towel rail/radiator.

Bedroom 2

With fitted carpet, radiator, double-glazed window to the rear with blind.

Bedroom 3

With fitted carpet, radiator, double-glazed window to the front aspect, enjoying a pleasant outlook. Space for wardrobes and a partial panelled wall.

Bathroom

With suite comprising, bath with tiled surrounds, glazed screen and rainwater-style shower head over. Low flush WC, pedestal wash-hand basin, touch light mirror, double-glazed window, radiator, feature flooring and useful cupboard.

Outside

To the front of the property there is a small lawned garden with paved pathway leading to the front entrance door with flower borders to each side. To the side is an area laid to bark chippings with borders. A

tarmacadam driveway to the side provides off-road parking for at least 2 vehicles. To the rear there are good-sized patio areas providing the perfect entertaining spaces. These lead on to the main area of the garden which has been landscaped for easy maintenance, partially laid to lawn and interspersed with a variety of flowering shrubs all enclosed to maintain privacy. The garden, facing west, offers the perfect sun trap.

There is a useful side gate leading to the driveway, outside tap, large bespoke pergola with paved patio beneath and access to the

Detached Garden Room

A flexible space, ideal as a home gym, work from home office space or man/woman cave with windows, power and light points and double doors.

Outgoings

Water and drainage rates are payable.

Property Services

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

Directions

Proceed south of Hereford City on the A465 Abergavenny Road, turning right for Cleehonger and follow the signpost to Kingstone. Continue into the village of Kingstone and just before reaching the school on your right-hand side, turn left into Swaledale Road and at the T-junction, turn right into Romney Way.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

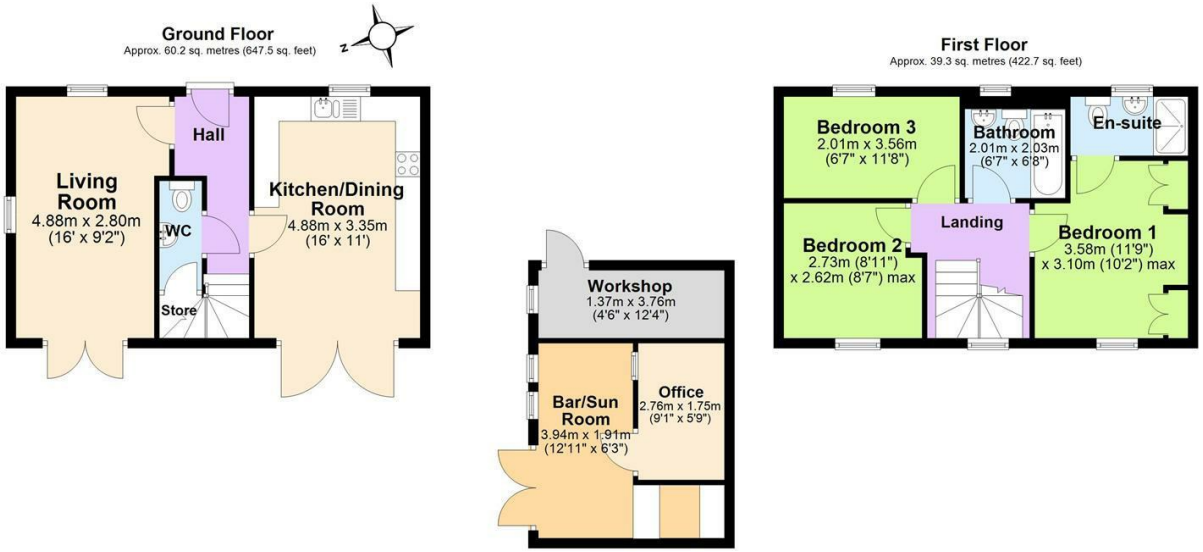
Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

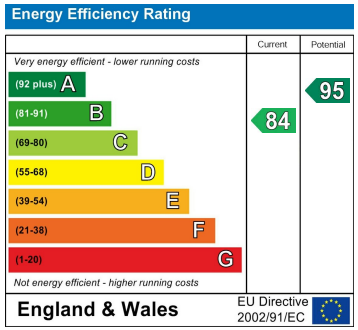
Money Laundering Regulations

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

35 ROMNEY WAY



Total area: approx. 99.4 sq. metres (1070.3 sq. feet)



EPC Rating: B Herefordshire Council Tax Band: D

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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