

for sale

offers in the region of **£340,000**



The Paddocks Kingstone Hereford HR2 9HE

A lovely link-detached family home offering spacious rooms and an established rear garden backing onto open fields. Set in a sought-after area of Kingstone, this property is ideal for families. Early viewing is recommended to avoid missing out.

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Approach

A drop curb giving access to the gravelled driveway which leads to the garage up and over doors. To the side you have a lawn area with mature shrubs to the borders and a side gate giving access to the rear garden and the door to the front gives access to:

Entrance Hall

Double glazed door to front, double glazed window to front elevation, under stairs storage, stairs leading to the first floor landing, central heating radiator, ceiling light point and doors to the following.

Lounge

16' x 15' 11" (4.88m x 4.85m)

Double glazed window to front elevation, gas fire with feature surround, central heating radiator and ceiling light point.

Dining Room

11' 1" x 10' 9" (3.38m x 3.28m)

Double glazed patio door to rear giving access to the rear garden, arch to kitchen, central heating radiator and ceiling light point.

Kitchen

12' 9" x 10' 8" (3.89m x 3.25m)

A fitted kitchen with wooden wall and base units with roll top work surfaces over, one and a half bowl sink and drainer, splash backs to walls, integrated oven, grill, induction hob and cooker hood over, integrated fridge, plumbing for dishwasher, central heating radiator, two ceiling light point, double glazed window to rear and door to inner hall.

Back Porch

7' 2" x 6' 3" (2.18m x 1.91m)

Double glazed door to rear giving access to the rear garden, double glazed window to rear, wall light point, door to cloakroom and utility room.

Cloakroom

Double glazed obscure window to rear elevation, wash hand basin, low level WC, part tiling to walls and ceiling light point.

Utility Room

11' 2" x 7' 9" (3.40m x 2.36m)

Wooden wall units with roll top work surfaces, one bowl sink and drainer, space for fridge freezer, plumbing for washing machine and door to garage.



First Floor Landing

Double glazed obscure window to side elevation, loft access and ceiling light point.

Bedroom One

15' 4" x 10' 5" (4.67m x 3.17m)

Double glazed window to rear elevation looking out over beautiful views, central heating radiator, ceiling light point, and door to the en suite.

En Suite

A white suite briefly comprising: shower with glass sliding door, wash hand basin with vanity, low level WC, part tiling to walls, airing cupboard, ladder style radiator, extractor fan, spotlights to ceiling and double glazed obscure window to side elevation with the added benefit of underfloor heating.

Bedroom Two

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed window to front elevation central heating radiator and ceiling light point

Bedroom Three

12' 3" x 10' 9" (3.73m x 3.28m)

Double glazed window to front elevation, stair bulk head restricting floor space, central heating radiator and ceiling light point

Bathroom

A white suite briefly comprising: bath with mixer taps, separate shower cubicle with glass doors, wash hand basin with vanity, low level W.C, part tiling to walls, airing cupboard, ladder style radiator, extractor fan, spotlights to ceiling and double glazed obscure window to rear elevation also boasting underfloor heating.

Garage

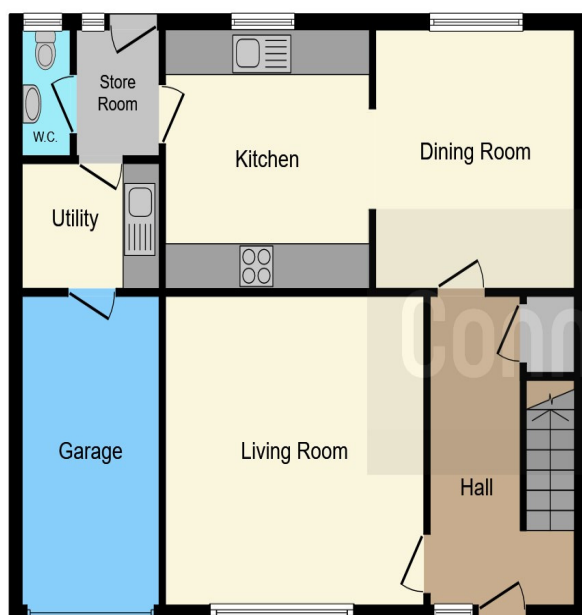
16' 3" x 11' 2" max (4.95m x 3.40m max)

Up and over electronically operated garage doors with power and lighting inside.

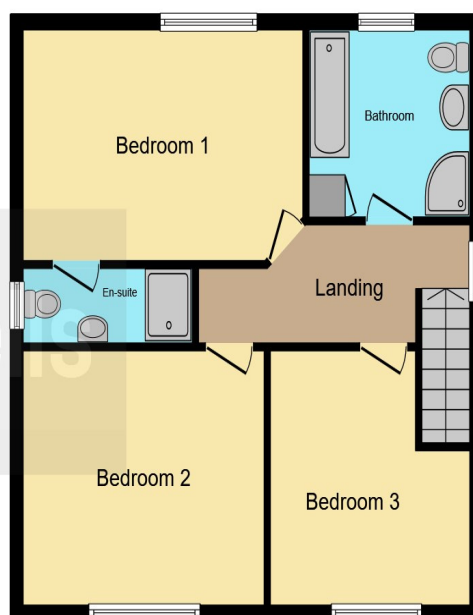
Rear Garden

A beautiful rear garden which is one for the garden lovers with a slab paved area which could be covered via an electric awning. This leads to a gorgeous lawn area which is surrounded by mature shrubs and plants and backs on to fields which offers beautiful far reaching views. You also have an outside tap and a side gate giving access to the front of the home.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: HER315810 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: E

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