



## 24 WHITE HOUSE DRIVE KINGSTONE, HEREFORD HR2 9ER

£289,500  
FREEHOLD

Occupying a peaceful cul-de-sac position in this popular village location, a deceptively spacious 3/4 bedroom, semi-detached house offering ideal family accommodation. The property, which is offered for sale with no onward chain, has the added benefit of gas-central heating, double glazing, generously sized living accommodation, private rear garden backing onto playing fields and to fully appreciate this property we strongly recommend an internal inspection. No onward chain.



## 24 WHITE HOUSE DRIVE

- Popular village location
- Deceptively spacious 3/4 bedroom semi-detached house
- 3 reception rooms, kitchen & utility
- Ideal family home
- No onward chain
- Must be viewed



### Side Entrance Porch

With double glazed doors through to the

### Reception Hall

With tiled floor, radiator, stairs to the first floor and door to the

### Downstairs Cloakroom

With low flush WC, wash hand basin, tiled floor and wall surround, radiator, double glazed window.

### Lounge

With wood strip flooring, radiator, corner store cupboard, double glazed bay window to the front aspect, understairs store cupboard and decorative wall.

### Kitchen

with extensive range of wall and base cupboards, ample work surfaces with splashbacks, 1 1/2 bowl sink unit with mixer tap, built-in double oven and 4 ring gas hob with splash back and cooker hood over, recessed spotlighting, radiator, breakfast bar, built-in dishwasher, space for upright fridge/freezer, recessed spotlighting, tiled floor and open plan access through to

### Dining Room

With tiled floor, radiator, 2 Velux roof lights, double glazed window to the rear, double glazed double doors to the rear garden and door to the

### Family Room/Bedroom 4

Originally the garage the room has double glazed window and door to the front aspect, recessed spotlighting, 2 large Velux roof lights, power and light points and door to the

### Utility Room

With a wash basin with storage below, space and plumbing for washing machine and tumble dryer, recessed spotlighting, high level window extractor fan.

### First Floor Landing

With fitted carpet, radiator, access hatch to loft space, and door to

### Bedroom 1

With fitted carpet, radiator, large built-in wardrobe with mirrored sliding doors and store/airing cupboard to the side, double glazed window to the rear enjoying a pleasant outlook across the garden and playing fields beyond.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

With suite comprising bath with shower unit over and glazed screen, pedestal wash hand basin, low flush WC, recessed spotlighting, extractor fan, double glazed window, tiled wall surround, shaver socket and ladder style towel rail/radiator.

### Outside

To the front of the property there is a lawned garden with driveway to the side providing ample off-road

parking. To the immediate rear is a decked area which leads on to the remainder of the garden which is mainly laid to lawn, enclosed by fencing for privacy and with further paved patio area providing the perfect entertaining space.

#### **Property Services**

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

#### **Outgoings**

Council tax band 'C' - £2,152 for 2025/2026

Water and drainage rates are payable.

#### **Directions**

Proceed south out of Hereford city on the A465 Abergavenny Road. Turn right for Clehonger and follow the signpost to Kingstone, on entering the village of Kingstone, turn left, proceed through the village and then White House Drive is on your right hand side before reaching the church.

#### **Opening Hours**

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

#### **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.

#### **Tenure & Possession**

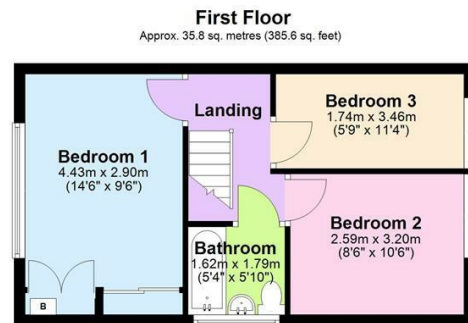
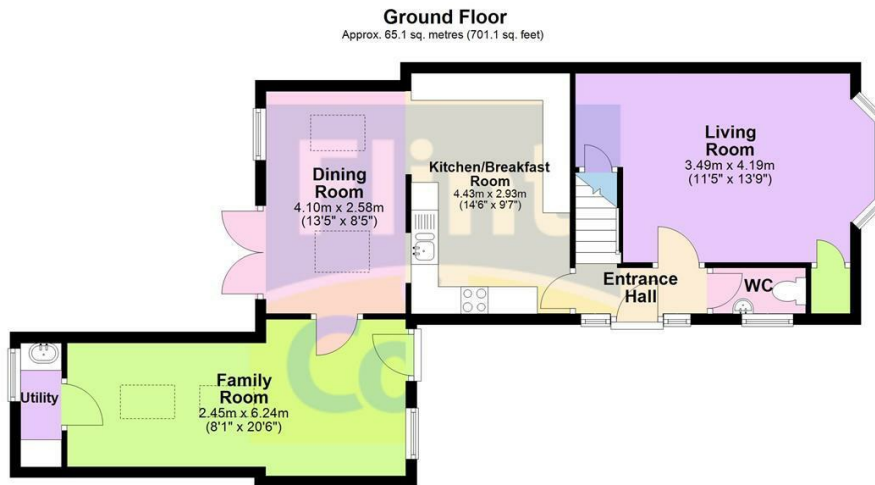
Freehold - vacant possession on completion.

#### **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.

## 24 WHITE HOUSE DRIVE





Total area: approx. 101.0 sq. metres (1086.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	70	
(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: C**

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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