

8, Sutton Walls Grove, Kington, HR5 3GH
Price £340,000

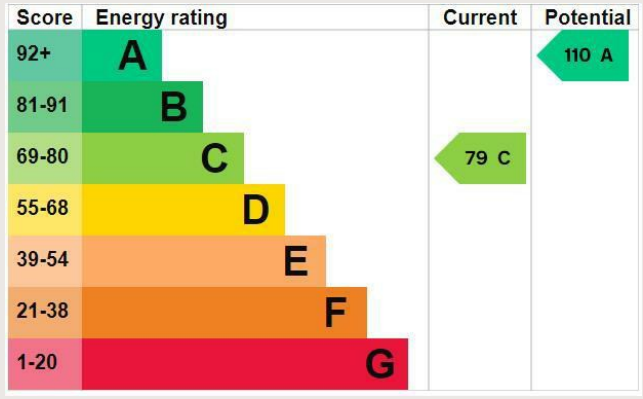
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8 Sutton Walls Grove
Kington

In immaculate order with stylish kitchen and shower rooms is this super detached three bedroom home set in the rural market town of Kington. Offering a convenient yet rural position surrounded by scenic countryside and an abundance of spectacular rural walks, garage, off road parking and private landscaped garden; early viewing is considered essential.

- LOCATED IN POPULAR KINGTON
- IMMACULATELY PRESENTED
- STYLISH AND WELL APPOINTED KITCHEN AND SHOWER ROOMS
- THREE BEDROOMS, ONE WITH EN-SUITE
- VIEWS OF ROLLING HILLS
- AMPLE PARKING OPPORTUNITY
- GARAGE WITH POWER & LIGHTING
- THOUGHTFULLY DESIGNED REAR GARDEN
- WALKING DISTANCE TO AMENTITIES
- COUNTRYSIDE WALKS ON YOUR DOORSTEP

Material Information
Price £340,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: D
EPC: C (79)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
Situated within the desirable market town of Kington is this well appointed, three bedroom home. The property has accommodation comprising; entrance hall, cloakroom, kitchen/dining room, sitting room, three bedrooms, one with en-suite and a shower room. In addition there is an enclosed rear garden, parking for several cars and adjoining single garage.

Property Description
Entry begins into a light and bright entrance hallway which sets the tone for this immaculately presented home from the outset. Stairs to the first floor are located here with under stair cupboard storage and access to a cloakroom, the sitting room and kitchen/dining room. There is also room for additional storage furniture for the storing of hats/coats and outdoor footwear and other household items. The cloakroom is well appointed with WC, mirrored cabinetry, hand-basin with stylish backsplash (with shelf and mirror) and chrome heated towel rail.
To the left of the entrance hall is a stylish and well designed kitchen/dining room with front and rear aspect. There is an arrangement of wall and floor units in a modern and contemporary finish with AEG induction hob and AEG double electric ovens. The dishwasher and washing machine are integrated and there is housing for a tall fridge/freezer. To the opposite end of the room with views of the rear garden is space for a table and chairs and a slim-line column style radiator giving an extra contemporary and stylishly modern tone to the room. A door leads into an adjoining sitting room with sunny aspect. The room boasts a set of patio doors with SE aspect that frames and supports easy access into the attractively landscaped and private rear garden. A column radiator mirroring the one next door proudly hangs on the wall complementing the crisp, off white decor repeated throughout the home.
On the first floor are three bedrooms, one with en-suite, a shower room, storage cupboard with shelving and loft access. Bedroom one benefits from having glorious countryside views from its rear facing window. It is a good sized double with built-in, mirrored, sliding door wardrobes and room for additional bedroom storage furniture. The room has its own en-suite facility consisting of good sized shower with sliding door entry, WC, hand-basin and heated, chrome towel rail. Bedroom two also enjoys views of rolling hills and rural greenery and is a double with triple wardrobe facility. Bedroom three has front aspect and far reaching views of hills that provide an inspirational backdrop to this super home. The vendor is currently using this room for dressing but it could also lend itself to become a home office/hobby space if otherwise desired. The shower room is a masterpiece in style and design. The main feature being a large, walk-in shower alongside a wall hung hand-basin with clever vanity housing, WC, window, mirror with LED lighting, an assortment of shelving and chrome, heated towel rail.

Garden, Garage & Parking
Number 8 Sutton Walls benefits from having its own garage with power and lighting and up and over door. The garage is being used by the current vendor for storage so it does have hanging and eave storage facility.

To the front of the property is a paver driveway which presents a number of parking opportunities for the property. There is a lawned area that belongs to number 8 and easy access is given to a play park that is ideal for those with children or dogs requiring regular walks.

The rear garden is securely fenced which makes it ideal for buyers with pets and/or young children. It has been landscaped with ease of maintenance in mind. Areas of gravel have been interspersed with raised flower beds, a water feature and ornamental trees and shrubs. Adjoining the patio doors that lead to the sitting room is a paved area for alfresco dining and to the far side of this and sheltered by a garage wall is an area, perfectly placed for comfortable seating to enjoy a morning coffee or evening tipple.

Services
Gas central heating, mains water and electricity.
Herefordshire Council tax Band D
Tenure: Freehold
Management Charges for maintenance of a soak away £150 per annum
Driveway approach is shared by three properties

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 18 Mbps 1 Mbps Good
Superfast 76 Mbps 18 Mbps Good
Ultrafast 1800 Mbps 220 Mbps Good
Networks in your area - Openreach
Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage
Please follow the link below taken from Ofcom Mobile Checker:
https://www.ofcom.org.uk/mobile-coverage-checker

Location
Kington is a historic market town on the English/Welsh border, and though on the western side of Offa's Dyke, it has been an English town for a thousand years. The town still has a regular livestock market, weekly Country Market and regular Local Food and Craft Market and monthly Art, Craft and Vintage Market plus the popular Festive Food from the Borders. The town possesses a most attractive riverside recreation ground which houses the town's cricket club and is the venue for many local outdoor events. Kington Golf Club's 18-hole course on Bradnor Hill is said to be the highest in England, over 390 metres above sea level. It is a "Border Town" in the Marches in an area where it rightly claims to be a centre for walking and hosts it's own annual walking festival Kington Walks in September. Also the Spring Walking Festival in April. The local countryside can also offer quiet country lanes for those visitors who prefer to cycle. The west end of Kington is dominated by the tall clock tower commemorating Queen Victoria's Golden Jubilee in 1887. Adjacent to this is Kington's Museum. On the edge of Kington can be found Hergest Croft Gardens where you can enjoy naturally landscaped gardens with two national collections of trees. You can also visit The Small Breeds Farm Park and Owl Centre at Kingswood, Kington.

The property is located within walking distance of the town centre with two public car parks situated nearby. Kington town is well catered for offering a number of individual shops, post office, library, supermarkets, a doctors surgery, a leisure centre plus nursery, primary and secondary schooling. The nearby town of Presteigne is just 6 miles with the historic market town of Leominster some 16 miles and the Cathedral City of Hereford approximately 20 miles away.

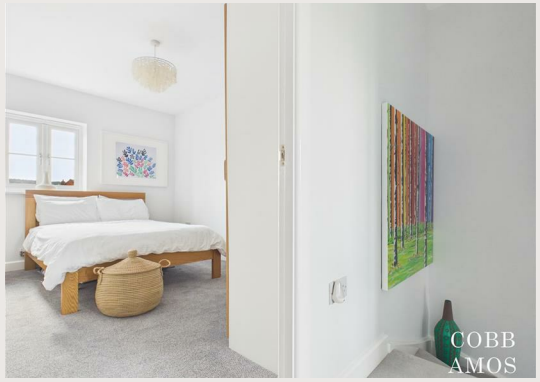
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Agent's Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

DIRECTIONS
From Leominster take the A44 towards Kington. Upon entering Kington, at the first roundabout take the second exit towards the town centre. Before the petrol station take the turning for Old Eardisley Road, then Wall Hills Close and finally Sutton Walls Grove. The property is on the right as you arrive at the entrance to the play park.

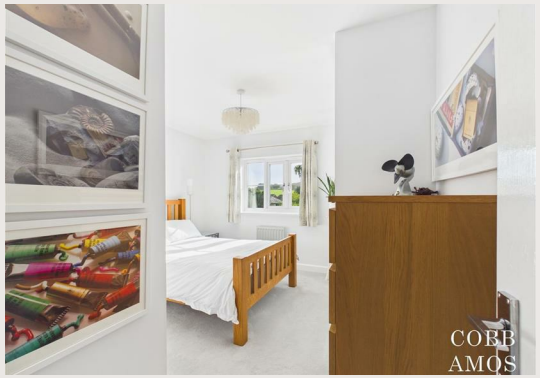





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