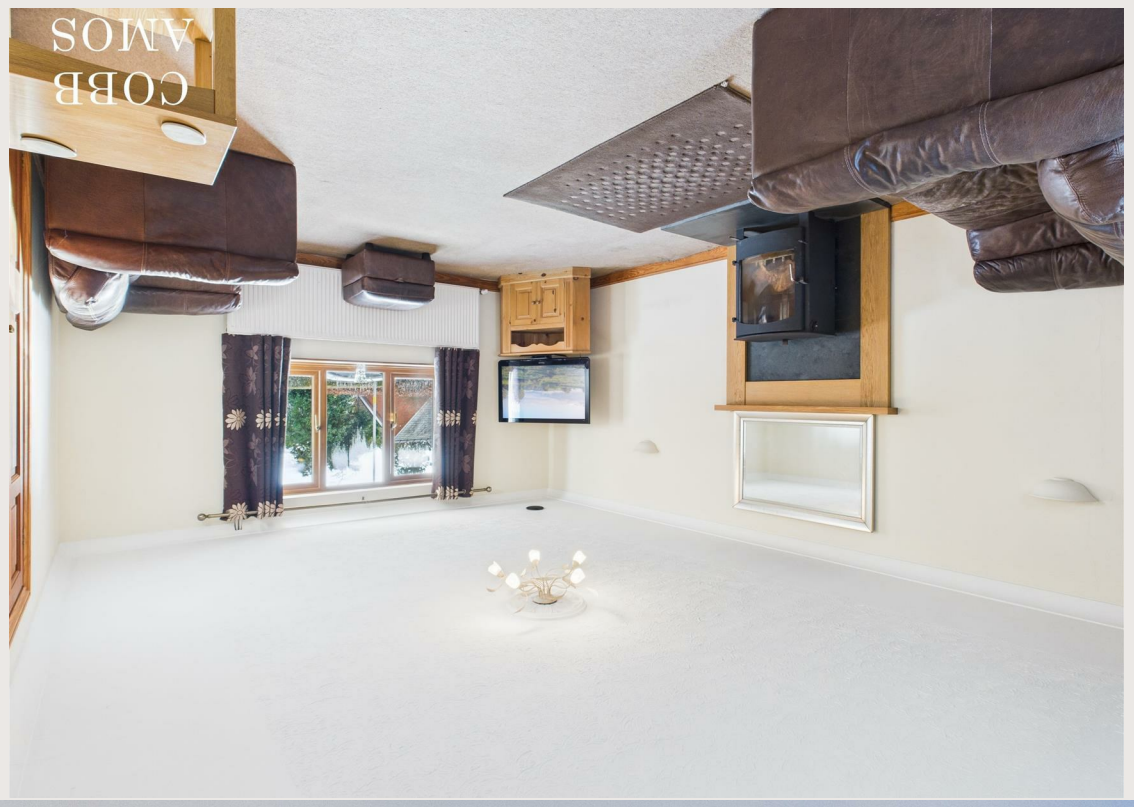


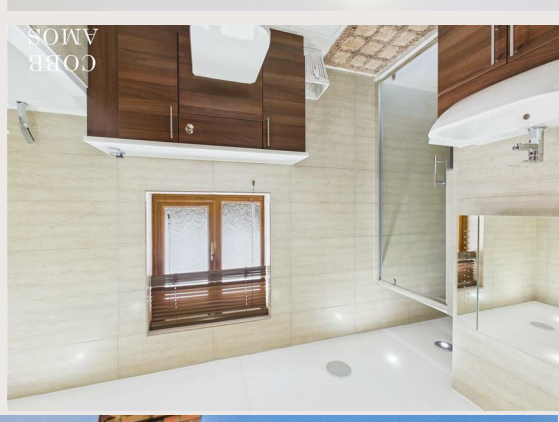














19, Greenfield Drive, Kington, HR5 3AD
Price £385,000

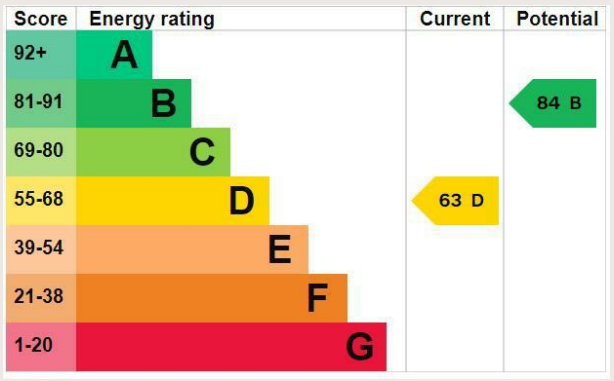
COBB AMOS
SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

19 Greenfield Drive
Kington

A well appointed, CHAIN FREE and generously sized, detached, family home boasting four double bedrooms, four reception rooms and set within the highly popular market town of Kington (also known as 'The Walking Hub' and proudly hosting an annual Walking Festival). The property has invested in the modernisation of both kitchen and bathrooms. It benefits from having an enclosed garden, back drop of rolling hills, outbuildings, integrated and insulated garage and ample driveway parking. Viewing is highly recommended.

- CHAIN FREE
- FOUR DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM WITH UNDERFLOOR HEATING
- FOUR RECEPTION ROOMS
- VIEWS OF THE HILLS BEYOND
- AMPLE PARKING
- INTEGRATED GARAGE & TWO SECURE OUTBUILDINGS
- UPDATED KITCHEN, UTILITY AND BATHROOMS

Material Information
Price £385,000
Tenure: Freehold
Local Authority: Herefordshire
Council Tax: E
EPC: D (63)
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 generously sized, four double bedroom, family home. The property has accommodation comprising; entrance hall, home office, sitting room, conservatory, dining room, kitchen, utility room, WC, integrated garage, four bedrooms, master with en-suite and a family bathroom. In addition there is an enclosed rear, tiered, garden with allotment section, parking for several cars and two secure outbuildings.

Property Description
Entry begins into a hallway with stairs to the first floor and double louvred doors providing useful hallway storage. To the left is the first reception room with front aspect. It is currently set up as a home office but could also be a play room if otherwise required. Under the stairs is doorway access into a generously sized sitting room with adjoining conservatory. The room is light and airy and benefits from having in-set ceiling speakers and a wood-burner with wood and slate surround for those cooler Winter months. A side door leads into a third reception room which would make an ideal formal dining room and at the far end of the room are sliding doors leading into a conservatory. The conservatory has underfloor heating and enjoys views of the private garden and the glorious rolling hills beyond. The dining room also enjoys these views due to its rear aspect. It has its own separate access back into the entrance hallway and seamlessly flows into the adjoining kitchen. The kitchen has been recently updated with a clean lined contemporary look. There is an integrated fridge, a sink with views of the hills, marble effect work tops and matching splash backs, electric oven and hob top. There are also deep pan drawers and breakfast bar facility seating two. Leading off the kitchen is access to an integrated garage, WC and laundry/utility room. The utility has a modern range of base units matching those in the kitchen. There is a sink and housing for a washing machine. The garage has lighting, power, insulation boards with plaster finish (opportunity for placement of chest freezers/additional fridges), up and over door and personnel door to the garden. The WC is off to one side with its own door, radiator and window out for added light and ventilation.
On the first floor are four bedrooms (master with en-suite), family bathroom, loft access on the landing and airing cupboard. The master bedroom has rear aspect to enjoy the wonderful views beyond the garden. There is room for an assortment of bedroom furniture and it benefits from having its own en-suite facilities. The en-suite is well-equipped and recently fitted with modern chrome fitments and stylish tiling. It consists of the following: bath, shower cubicle, WC and hand basin with vanity housing, chrome towel radiator, underfloor heating and window out. Bedroom two is a very generous size with front and rear aspect. There is ample room for a selection of bedroom furniture and the room could house a super-king bed or its own en-suite facilities if required. Bedroom three and four are both double bedrooms with front aspect and equally sized. The family bathroom is attractively styled and again recently fitted as is the theme with this lovely home. It is fully tiled with bath, WC and hand basin with matching vanity housing, separate shower cubicle, LED mirror/cabinet, chrome towel radiator, underfloor heating, window out and speaker in-built into the ceiling space above the bath.

Garden, Garage & Parking
To the front of the property, the current vendors have laid paver blocks to allow for the parking of several vehicles. To the left hand side (as you look at the property's frontage) is a newly laid tarmac surface which adjoins the personnel door of the garage which could also be useful in parking a car near to the garage.

To the rear and scooping round to the right hand side of the property is a secure garden with boundaries of wall and timber fencing. It is mainly laid to lawn with mature borders. There is an outbuilding of breeze block construction, tiled roof, window and door for garden storage.

Below the first tier of garden, marked by a red dwarf wall boundary, is a path leading down to an outbuilding of breeze block construction with metal doors. It has been used as storage for the well established garden allotment that the current vendors have also created here.

Services
All mains services connected.
Tenure: Freehold
Herefordshire Council Tax Band E

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 50 Mbps 8 Mbps Good
Ultrafast --Not available --Not available Unlikely

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
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.

What3words
What3words:///moisture.worldwide.caskets

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.

Agent's Note
The owners maintain the boundary to the west elevation of the property.

Directions
Follow the A44 out of Leominster to Kington. Don't take the first roundabout into Kington but the second into Victoria Road. Turn right into Gravel Hill which leads into Greenfield Drive and the property can be found on your right hand side.

