



89 White House Drive, Kingstone, Hereford, Herefordshire, HR2 9ER

Quietly tucked away in a corner position at the end of a cul de sac a detached four bedroom family house constructed approximately 7 years ago by Bell Homes, beautifully presented throughout.

Guide Price £379,950

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EXCLUSIVE

White House Drive, Hereford

Situation and Description

Kingstone lies to the south west of the city of Hereford and is well positioned with easy access to Hereford 7 miles, Ross on Wye, Monmouth and the motorway connections approx. 15 miles, Abergavenny 19 miles, Hay on Wye 15 miles. Within the village there are an excellent range of facilities including primary and secondary school, doctors surgery, public house, village store with post office, recreation ground and village hall along with regular bus services to hereford and Abergavenny (subject to change). Just a few minutes drive away is Locks garage and convenience store once described as the Fortnum and Mason of Herefordshire offering everything from tropical fruit to quails eggs, animal feed, compost and everything in between!!

The property itself was constructed in 2016 by Messrs Bell Homes to an exacting standard and has quality fixtures and fittings throughout. More recently the current own has replaced the entire rear garden and re-laid a superb sun terrace/patio and new turf along with planting specimen trees. The plot is quietly tucked away at the rear of the development and has larger than average gardens, three off road parking spaces and an attached single garage.

With four bedrooms, the property offers beautifully presented family accommodation ready for immediate occupation and offered with the benefit of no onward chain.

In more detail the property comprises:

Entrance Hall

With stairs to first floor, radiator and doors to

WC

With low level WC and wash hand basin. Radiator, consumer unit.

Kitchen

Beautifully and comprehensively fitted with a range of grey fronted modern wall and base units incorporating integrated dishwasher, washing machine, fridge freezer, Neff cooker, gas hob and extractor hood. 1.5 bowl stainless steel sink unit with mixer tap over. Concealed lighting, radiator, ceiling spots

Open Plan L shaped Sitting room and Dining room

With windows to two elevations and double French doors to sun terrace, under stairs storage cupboard, two radiators, TV point.

Landing

With boiler cupboard and cylinder cupboard both with storage space. Doors off to

Master Bedroom One

Window to rear elevation over looking gardens and countryside beyond, two built in wardrobes with shelving and hanging rails, door to

Ensuite Shower Room

With low level WC, wash hand basin and fitted shower. Fully tiled, ladder style radiator.

Bedroom Two

With window to rear elevation.

Family Bathroom

With a quality suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass shower screen.

Bedroom Three

To the front.

Bedroom Four

Currently in use as a dressing room, good sized single bedroom.

Outside

The property is approached from the roadway over a brick paviour driveway providing off road parking for two vehicles and giving access to the Single Attached Garage and covered area. There is a gated access and pathway to either side of the house leading to the fully enclosed large rear gardens. The gardens have been completely returfed and a new sun terrace patio laid with feature flower borders, specimen trees planted to the far end and all enclosed within a fenced surround. Cold water tap and exterior lighting.

Local Authority

The Herefordshire Council

Council tax band - E

Services

All mains services are connected

Tenure

Freehold

Service Charges

Service charge of £180 per year for the maintenance of the lawned areas on the estate. Collected 6 monthly.





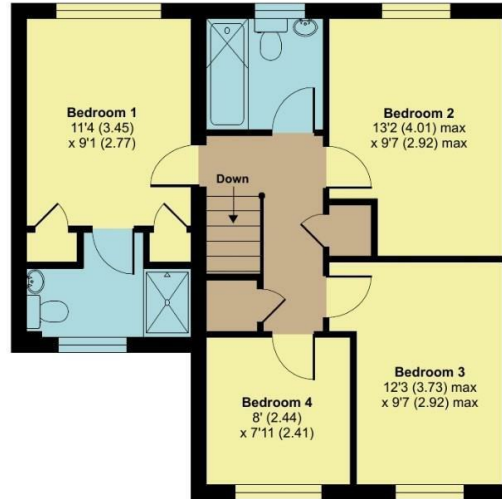
White House Drive, Kingstone, Hereford, HR2

Approximate Area = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 57.7 SQ M
(622 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 55.9 SQ M
(602 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Hunters Property Group. REF: 892158

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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