

28 Wall Hills Close

Kington, Herefordshire, HR5 3GA



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- *Beautiful detached family home*
- *Open plan kitchen/dining area*
- *Four bedrooms*
- *Family bathroom and en-suite shower room*
- *Large private garden with patio area*
- *Single garage & driveway parking*

Hay-on-Wye 12 miles
Leominster 13½ miles
Hereford 21 miles



INTRODUCTION & LOCATION

Discover this stunning detached family home, perfectly positioned in one of Kington's most popular and sought-after locations. Beautifully presented throughout, the property features four well-proportioned bedrooms, a stylish open-plan kitchen and dining area, and a bright garden room that seamlessly connects indoor and outdoor living.

Outside, the home offers off-road parking and an attractive garden — ideal for relaxing, entertaining, or family life. This is a wonderful opportunity to secure a modern, spacious home in a prime setting.

Nestled close to the Welsh border, Kington is a charming historic market town celebrated for its beautiful countryside and exceptional walking opportunities. Known as a true “centre for walking,” the town sits amid rolling hills and scenic trails, including the renowned Offa's Dyke

National Trail and several other long-distance routes, making it a haven for outdoor enthusiasts. Kington offers a welcoming community, independent shops, and a relaxed pace of life, all set against a backdrop of rich history and striking natural landscapes. With its blend of rural tranquillity and vibrant local character, Kington provides an idyllic setting for those seeking both beauty and a strong sense of place.



ACCOMMODATION

This detached family home, built to a high standard in 2010, offers thoughtfully designed living space throughout. The ground floor features a rear-facing living room with French windows that open into the garden, a stylish kitchen/dining room with integral appliances including an electric oven, 5 ring gas hob, a dishwasher and fridge-freezer. The kitchen leads seamlessly into a bright garden room, enhanced by a large roof window that fills the space with natural light with French windows to the garden. Completing the ground floor is a versatile study/family room and a convenient downstairs W.C., making the home perfectly suited to modern family living.

The first floor offers three generously sized double bedrooms, including a master bedroom featuring an ensuite shower room and built-in mirrored wardrobes. A further single bedroom provides additional flexibility for family, guests, or home-office use. Completing the accommodation is the family bathroom, along with a useful storage cupboard and loft access, ensuring ample space for everyday living.







OUTSIDE

Accessed via double doors from the living room or the garden room, the property benefits from a private, fully enclosed garden with a well-kept level lawn forming the central focus. There is also a patio area, ideal for outdoor dining and family enjoyment. To the front, there is convenient off-road parking, complemented by a driveway and a garage, providing ample space for multiple vehicles.

SERVICES

The property is connected to mains water, mains electricity and mains drainage with mains gas central heating. Please note that the services or service installations have not been tested.

SERVICE CHARGE

There is a service charge for properties on the development currently approx. £145 per annum charged every 6 months.

TENURE

Freehold with vacant possession upon completion.

COUNCIL TAX

Herefordshire County Council Band "E"

MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk.

ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £15 + VAT per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

DIRECTIONS

What3Words: ///joins.recorder.strapping



NOTES

Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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REGISTERED OFFICE: Offa House, Hereford.
HR1 2PQ REGISTERED NO: OC338911



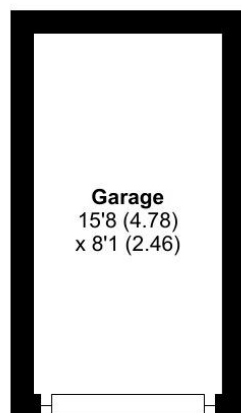
Wall Hills Close, Kington, HR5

Approximate Area = 1257 sq ft / 116.8 sq m

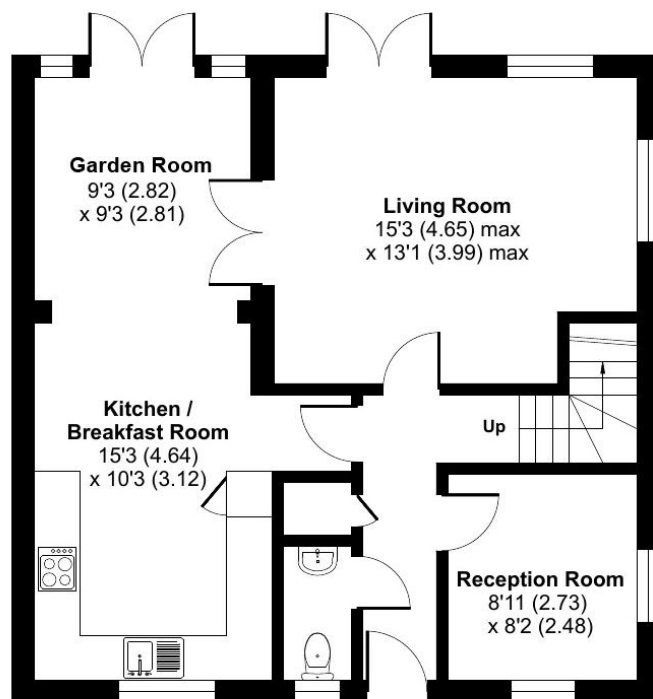
Garage = 128 sq ft / 11.8 sq m

Total = 1385 sq ft / 128.6 sq m

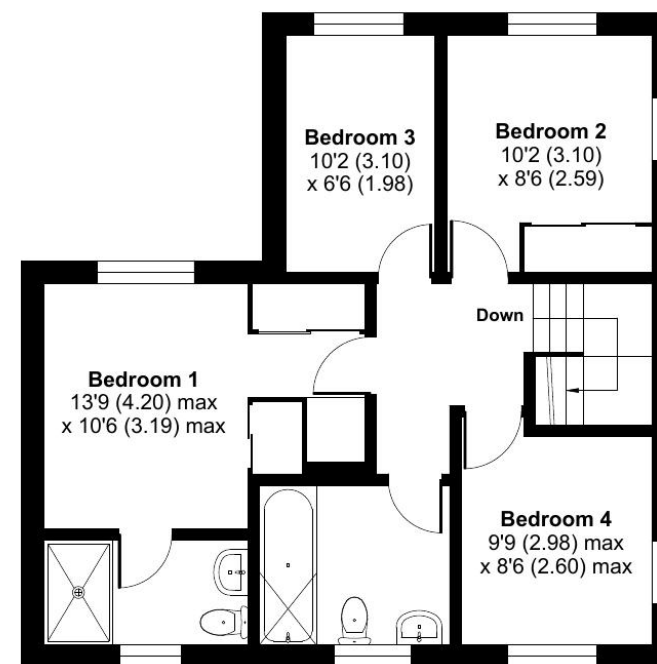
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	75	84
(81-91) B		
(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
www.epcau.com		



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