



20 Woodfield Close, Kingstone, Hereford HR2 9FB

£350,000

jackson
property

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Kingstone, Hereford, HR2 9FB

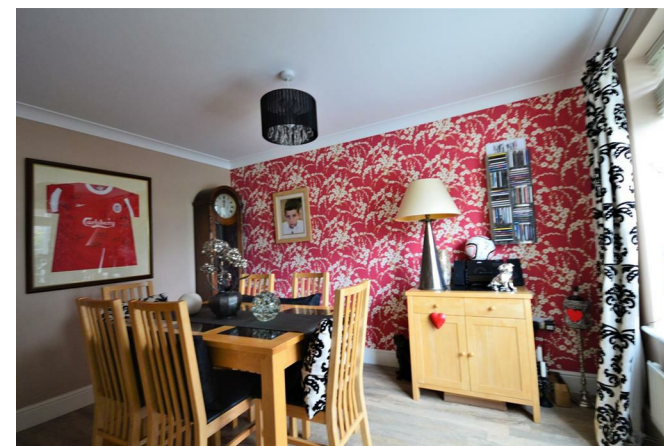
A lovely family home offering generous accommodation over three floors in the popular village of Kingstone. This modern build offers light and spacious living with key features to include double doors from the Living Room opening onto the private gardens to the rear, and the superb Master Bedroom with dressing area and en-suite. It is well positioned in this family friendly development and beautifully decorated throughout, ready to move into.

- 5 Bedroom Detached Home
- Popular Residential Position
- Village with Amenities
- Well Presented Throughout
- Living Room, Dining Room, Kitchen/Breakfast Room
- Downstairs WC and Utility
- Master Bedroom Suite, Family Bathroom
- Second Floor Bedrooms and Shower Room
- Private Gardens & Parking
- Double Garage

£350,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779
hereford@bill-jackson.co.uk
www.bill-jackson.co.uk



Situation

Located in the well serviced village of Kingstone. There are local amenities which include doctor's surgery, primary and secondary schooling, post office, stores, church, public house, playing fields and regular bus service to both Hereford and Hay on Wye. It lies just 6 miles south-west of the Cathedral city of Hereford and enjoys easy access to further amenities at Belmont, including large Tesco supermarket.

Description

The property has attractive frontage and is accessed via a tarmac drive leading to the double garage.

Through the entrance porch there is access into the light and airy Entrance Hall with useful storage cupboard and WC. The large Living Room spans the length of the house and is very light and spacious with feature fireplace and double doors opening onto the gardens.

The superbly appointed Kitchen is fitted with a range of matching base and wall units, built-in oven, four ring hob with extractor fan over, sink unit with window overlooking the gardens, and built in fridge freezer. There is further space for a dining table and chairs. A door from the Kitchen leads into the handy Utility Room and from there is access to the side of the property and gardens.

From the Entrance Hall is access into the Dining Room - a great space for all the family and there is a separate reception room currently used as a study which offers ideal further accommodation.

Stairs from the Entrance Hall lead up to the first floor landing with access into Bedrooms 1, 3 and 5 and the modern family Bathroom.

All bedrooms are doubles and beautifully presented. A particular feature is the Master Bedroom with its own walk-in wardrobe and access into the en-suite bathroom with modern walk in shower, plenty of storage and WC.

Bedrooms 2 and 4 are located on the second floor, along with a shower room.

Outside, the gardens are mainly laid to lawn and surrounded on all sides giving privacy and security. There is a patio area ideal for outside dining.

Council Tax

Herefordshire Council - Band F - £2529.19 payable 2018/19

Services

All mains services are connected.

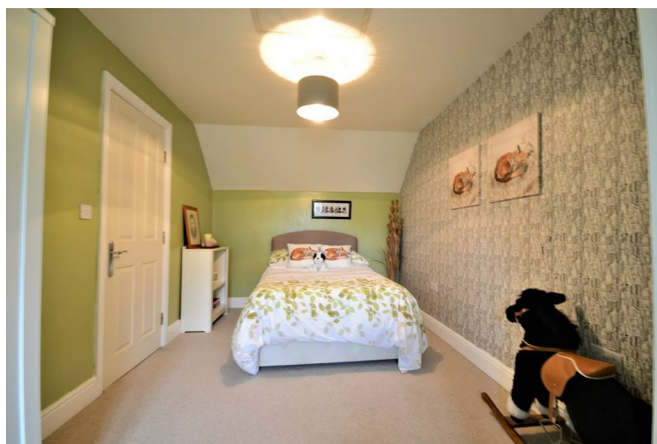
Viewings

Strictly by appointment. Please contact the agents on 01432 344779 before travelling to check viewing arrangements and availability.

Jackson Property

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

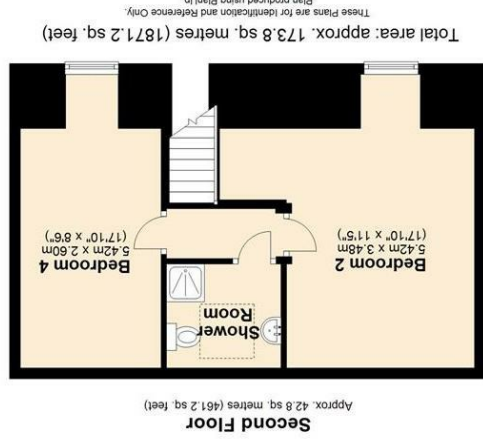
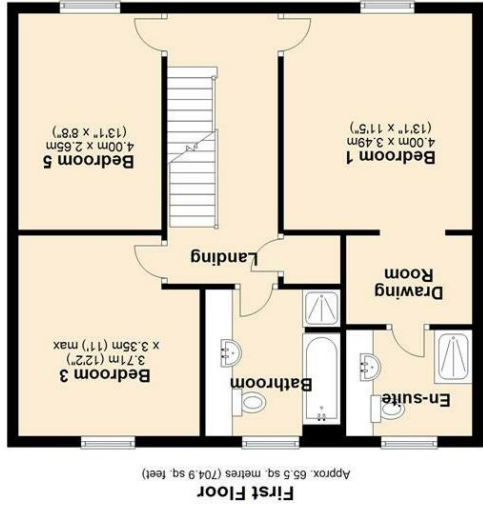
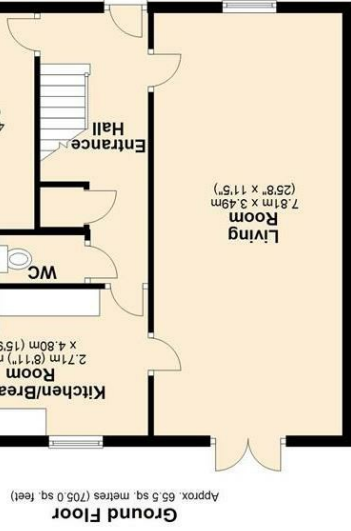
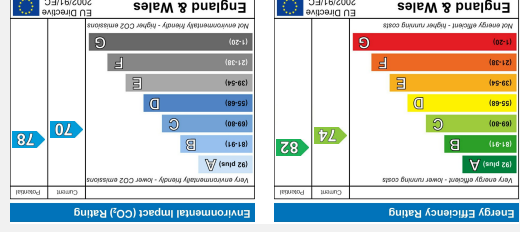


Coronavirus Jackson Property Protocol
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

We continue to follow the advice given to us by the Local Authority. At this moment, you should not be unduly concerned and there is no reason you should look to decline access to your home for any viewings, inspections and contract work.

However, in order to ensure we keep our clients, our staff, and our families as safe as possible we have decided that you should notify Jackson Property immediately if you decide to self-isolate, so we can prevent any potential cross contamination between all parties.

In order to protect our clients, families and staff, we are also following the FCO's latest advice (please click on the following link, as the advice is updated frequently).
<https://www.gov.uk/guidance/coronavirus-covid-19-information-for-the-public>



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