



Green Acre House, Huntington Lane Kings Acre, Hereford, Herefordshire, HR4 0SD

Offers Over £350,000



Green Acre House

Huntington Lane, Hereford, HR4 0SD

VIRTUAL TOUR AVAILABLE

Stunning New Build | High Quality Fixtures and Fittings Throughout | Views Over Open Fields | Living Room | Large Kitchen/Diner with Utility | Garage with Conversion Potential | Master Bedroom Suite | Family Bathroom | Paved Parking Area | Flooring Fitted Throughout | No Onward Chain

<https://my.matterport.com/show/?m=z1njHqRMcgA>

- New Build West of the City
- 4 Bedroom Detached Home, Views Over Open Fields
- High Quality Fixtures and Fittings Throughout
- Large Kitchen/Diner, Utility
- Living Room with Doors out to Gardens
- Master Bedroom with En-Suite and Dressing Area
- Family Bathroom, Flooring Fitted Throughout
- Paved Parking Area, Garage with Conversion Potential
- Available with No Onward Chain
- Architect Certificate Sign Off

Offers Over
£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

Well positioned in the popular Kings Acre area, just 1.5 miles west of the city. Close by is an excellent range of amenities including local shop, park, primary and secondary schooling, church, inns and regular bus service, with easy access to beautiful Hereford Countryside at Breinton Springs to enjoy rural walks.

Description

This brand new residence is accessed off a quiet road onto the block paved parking area with access to the single garage giving further secure parking, ample storage or with potential for conversion. The garage has an electric door with further courtesy double glazed garden door.

There is a covered entrance porch with door leading into the bright entrance hall with access to the stunning Kitchen/Diner being beautifully fitted with all modern quality appliances, having modern matching base and wall units with plenty of storage and Quartz Worktops over, 5 ring hob with extractor over, built in double oven, built-in fridge freezer and dishwasher, single sink and drainer and door into the separate Utility Room with sink, work surfaces, storage cupboards, space and plumbing for washing machine and dryer. Double doors from the Kitchen lead out to the rear patio and gardens and make this a fantastic social hub of the home.

There is a downstairs WC off the hallway and door into the light and spacious Living Room with feature wood burning stove and double doors to the gardens.

Stairs from the Entrance Hall lead up to the first floor landing with doors into all principle rooms.

The Master Bedroom is complemented by an En-Suite Shower Room with walk-in shower, vanity hand basin, wc and fully tiled surround, and archway to its own Dressing Area. There are 3 further bedrooms, Bedroom 4 with eaves storage.

The modern Bathroom is fitted with a three piece suite to include bath with shower over.

Outside, the gardens wrap around the property and are laid to lawn with mature trees and patio area, with fencing and borders on all sides.

Council Tax

Herefordshire Council

Services

All mains services are connected.

Jackson Property

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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 along with any tenancies that may be in place. The buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

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



October 2019

Coronavirus Jackson Property Protocol

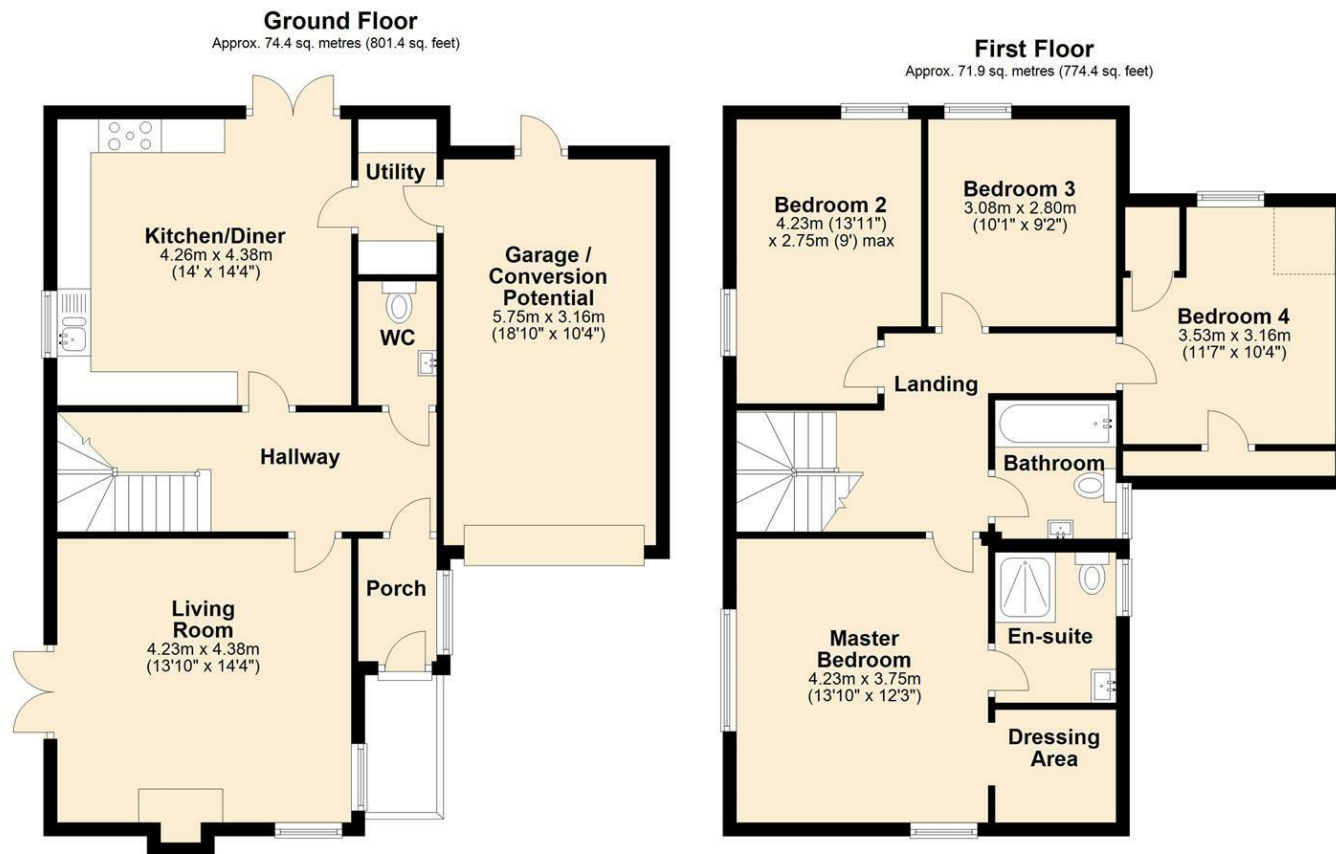
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

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>



Total area: approx. 146.4 sq. metres (1575.7 sq. feet)

These Plans are for Identification and Reference Only.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

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