



Sunville, Conifer Walk Kings Acre, Hereford, Herefordshire, HR4 0SW

£525,000



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Hereford, HR4 0SW

Stunning 4 Bedroom Accommodation | Sought After Location | High Quality Fixtures and Fittings Throughout | Bespoke Kitchen | Utility | Large Sitting Room | Dining Room | Office | Master Bedroom Suite with En-Suite Dressing Area | Bedrooms 2 & 3 with En-Suites | Ample Parking | Large Double Garage | Enclosed Gardens

- 4 Bedroom Accommodation
- Extensive Oak Joinery Including Floors and Doors
- Large Sitting Room, Dining Room, Utility
- Office, Study/Bedroom Four
- Well Appointed Bespoke Kitchen with Rangemaster Oven
- Master Bedroom Suite
- Bedrooms 2 and 3 with En-Suites
- Luxurious Bathroom
- Double Garage, Ample Parking, Private Gardens

£525,000

Freehold

To arrange a viewing please contact us on

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Situation

This sought after location is just 3 miles from Hereford city which provides an excellent range of amenities including its own cinema, leisure centre, local restaurants, and popular shops. The property is in an excellent location to enjoy countryside walks along the River Wye. Regular bus services provide access into the city centre where you can also find local primary and secondary schooling.

Description

The property is accessed via a door into the Entrance Hall and Boot Store featuring a stained glass entrance door into the Hallway with handy understairs storage area and large Cloakroom with WC, wash hand basin and meter cupboard.

The Sitting Room is a really light and spacious area with French Doors onto the gardens, vertical picture windows and added feature of solid wood window sills and wood burning stove. There is access into the Dining Room with arched fireplace and bay window with views over the front.

The Office boasts engineered oak flooring and there is a separate Study/Bedroom Four along with Utility Room having plumbing for a washing machine and Worcester gas fired boiler.

The well appointed Kitchen offers some fantastic features to include granite work surfaces, a range of matching base and eye level units, Rangemaster professional delux double oven and grill, five ring gas hob and warming plate, brushed chrome splashback and extractor, high quality oval sink, concealed lighting and downlighting.

Upstairs is a superb Master Bedroom Suite with vaulted ceiling, bay window, its own Dressing Room with fitted wardrobes and storage space, dressing table, drawers and cupboards and an impressive Bathroom boasting a feature tiled wall, digital controlled shower, mood lighting, high efficiency radiator, WC, contemporary hand basin and stand alone bath.

Bedroom Two has a Dressing Area and En-Suite with WC, wash hand basin and curved shower cubicle. Bedroom 3 also benefits from an en-suite Shower Room.

The luxurious Family Bathroom is fitted with reconstituted limestone tiling, panelled bath, wash hand basin, marble surface cupboards and heated towel rail.

Outside, the property is approached by a gravelled driveway offering parking for at least five vehicles in front of the Large Double Garage with electric roll doors, high powered LED lighting, concrete flooring and hot water cylinder providing the instant hot water.

Gated access leads to the fully enclosed side lawned gardens which extend round to the rear of the property with raised terrace, log store and shed.

Council Tax

Herefordshire Council - Band E

Services

All mains services are connected.

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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.

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Referral Fees

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December 2019

Coronavirus Jackson Property Protocol



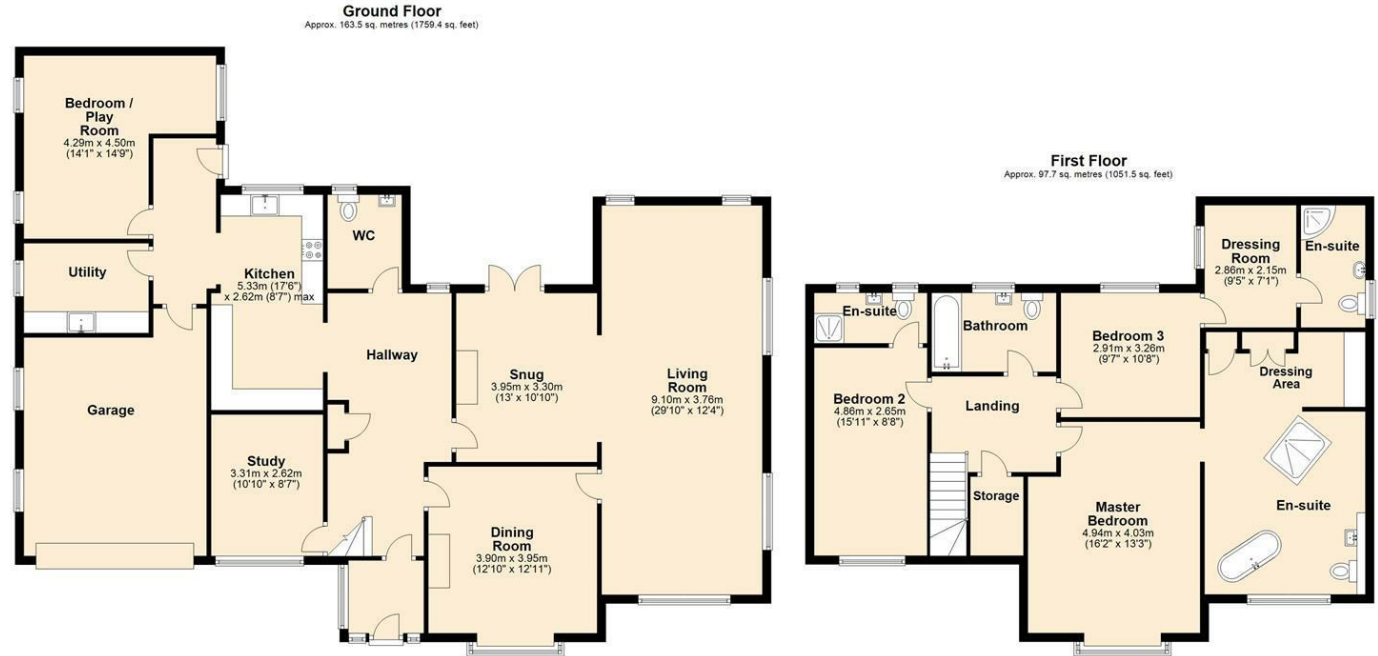
We thought we'd update you following the outbreak of COVID-19 in the UK, and the first confirmed case in Herefordshire on 9 March 2020

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. 261.1 sq. metres (2810.9 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
	76	55	68
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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