



4 Caple Avenue, Kings Caple, Hereford, Herefordshire, HR1 4UL

£425,000



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Kings Caple, Hereford, HR1 4UL

Detached 4 Bedroom Family Home | Views Across the Wye Valley | Gardens of Approx 0.28 of an Acre | Immaculately Presented | Cloakroom | Large Living Room | Fitted Kitchen | Utility Room | Orangery | Study | Master Bedroom with En-Suite Shower Room | Double Garage | Car Port | Outbuildings | Ample Parking

- Detached Home in Semi Rural Location
- Located within easy Distance Hereford, Ross on Wye & Fownhope
- Extended Beautifully Downstairs
- Three Reception Rooms
- Master with En Suite & 4 Piece Bathroom
- Views from Garden and Master Suite
- Workshops & Shepherds Hut
- Double Garage & Carport

£425,000
Freehold

To arrange a viewing please contact us on

t. 01432 344 779

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www.bill-jackson.co.uk



Situation

Set in a quiet village located south of Herefordshire offering village hall and church and with Ofsted rated outstanding primary schooling and within easy reach of recreational amenities to include Goodrich Castle at Ross-on-Wye and Holme Lacy equestrian centre. Located under 10 miles to the cathedral city of Hereford, home to an excellent range of shopping, restaurant and leisure facilities.

Description

The property is accessed via a large gated driveway providing ample parking, together with a double garage and car port. There are large laid lawns with herbaceous borders making for an expansive frontage.

The house is access by an Enclosed Entrance Porch with remote controlled LED battery operated lights and door into the welcoming Hallway with understairs storage. There is a handy Cloakroom with WC, storage and cloak cupboard.

The L shaped Kitchen is an impressive space finished with Shaker style Dove grey wall and base units, solid beech work surfaces, Neff double oven/grill, integrated AEG microwave oven, Siemens four ring induction hob with extractor hood over. Space for automatic dishwasher and large Fridge Freezer and door to the Utility Room offering cupboard space and plumbing for automatic washing machine and tumble dryer.

The beautiful Living Room boasts views over the gardens and towards the Wye Valley and beyond, complementary light oak flooring and Adam style fireplace with electric stove (the chimney behind is fully lined with flue should one wish to install a wood burning stove). From here you can access the Snug and The Orangery - a fantastic space, currently used as a Dining Area and featuring self cleaning roof lantern and oak laminate flooring. Double doors lead out to the patio and gardens.

The rear hall provides valuable access to the Double Garage having electricity, sink with hot and cold taps, boiler and loft storage. Stairs from the Entrance hall lead up to the first floor Landing benefiting from an Airing Cupboard and loft access.

The light and airy Master bedroom looks over the orchard and hillside beyond and is complemented by an En-Suite Shower Room with extra large shower cubicle, vanity sink and WC.

There are 3 further bedrooms; Bedrooms 2 and 3 with storage cupboards and Bedrooms 3 and 4 with luxury Karndean flooring.

The spacious Family Bathroom is centrally located and boasts a white suite comprising bath, WC, wash hand basin and shower cubicle.

Outside

The gardens are a real feature of the property and have a rear courtyard with steps and pathway leading to the gardens and Summer House (benefitting from power and lighting).

There is an attractive terrace and ornamental pond, together with second Summer House in the top garden and shed and laid lawns with views over the countryside.

There are plenty of mature shrubs and flowerbeds and a workshop with workbench and shelving making a great hobby space.

Council Tax

Herefordshire Council - Band E

Services

Mains electricity, water and drainage are connected to the property. Oil fired central heating system.



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

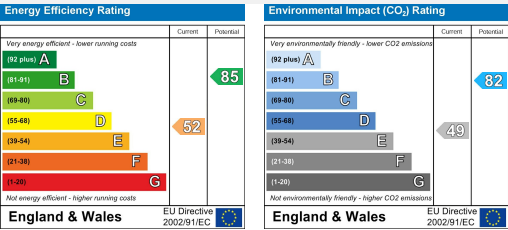
Directions
Proceed out of Hereford on the A49 Ross Road and turn left at the crossroads onto Holme Lacy Road. At the roundabout, take the 3rd exit onto Hoarwithy Road. Follow the road until reaching St Catherine's Church, Hoarwithy, on your right hand side. Turn left signposted 'Kings Caple'. Follow the road and turn right signposted to 'Kings Caple' Caple Avenue will shortly be on your left, but can also be located by turning right shortly after the Primary Academy.

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