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54 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

Located in the sought after Kings Acre district, to the west of central Hereford, a mature three bedroom semi detached home which is centrally heated and double glazed. Driveway to garage, conservatory addition and south westerly facing rear gardens.

£300,000 (Freehold)

Residential Sales

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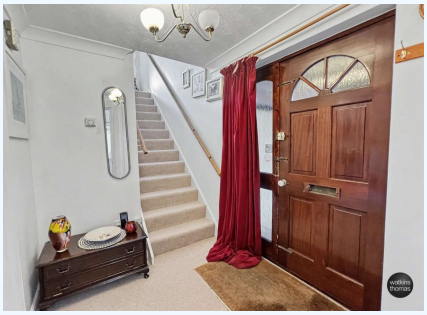
LOCATION
Huntsmans Drive is a residential cul de sac, located on the south side of Kings Acre Road and which lies about two miles west of Hereford city centre. In the more immediate locality, there are a range of amenities, including a secondary school and those facilities available at Whitecross roundabout. There is a neighbourhood shop in Kings Acre Road and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities, together with educational establishments and both bus and railway stations.

DESCRIPTION
54 Huntsmans Drive is an established semi-detached home which is presented in good order and has the benefit of a gas fired central heating system and double glazed windows, together with a conservatory addition to the rear. The property has a hall with cloakroom off, sitting room and kitchen/dining room together with three bedrooms and a shower room on the first floor. The property overlooks a green at the front and at the rear has a pleasant south-westerly facing garden. In more detail, the accommodation comprises;

ON THE GROUND FLOOR:

Entrance Canopy
3.61m (11'10) x 2.57m (8'5)
With an up and over door to the garage and door with adjacent double glazed windows to the;

Entrance Hall
2.34m (7'8) x 1.83m (6')
With stairway off, coved ceiling, wall mounted thermostat, radiator and with a door to the sitting room and door to the;



Cloakroom
1.78m (5'10) x .81m (2'8)
With a double glazed window to the front and white suite comprising low level WC and corner wash basin with tiled course over. Radiator and wood grain effect flooring.

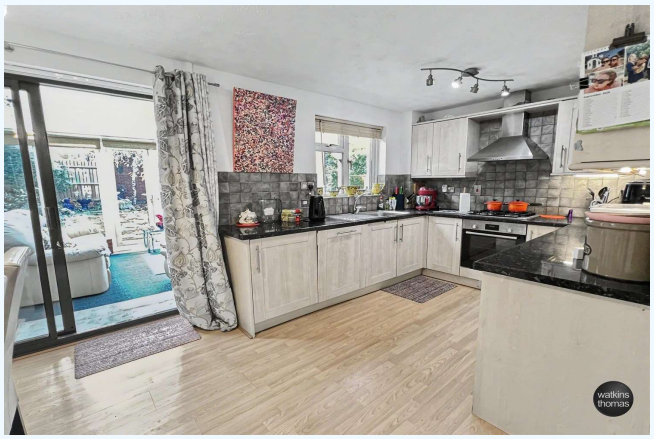
Sitting Room
4.78m (15'8) x 3.28m (10'9) (widening to 13' 8)
With a bow double glazed window to the front overlooking the garden to a green with numerous mature trees. Coved ceiling, radiator, door to under stair store cupboard and with a 4' wide opening to the;

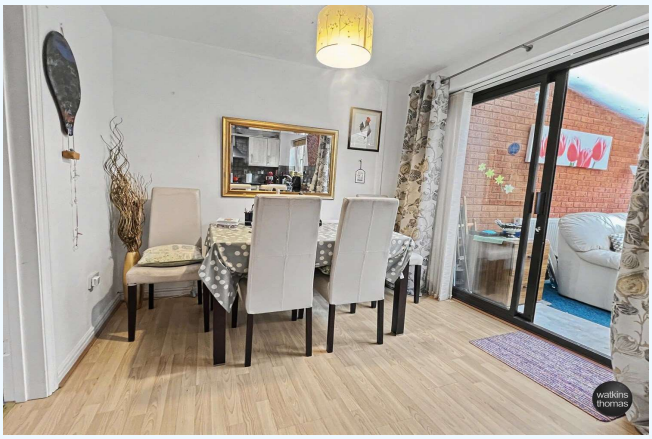




54 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

Kitchen/Dining Room
5.21m (17'1) x 2.54m (8'4)
With a double glazed window to the conservatory and with fitted base cupboards with roll edge working surfaces over, tiled surrounds and matching eye level cabinets together with counter lighting. Single drainer stainless steel sink unit with mixer tap, built in dishwasher, four ring gas hob over with electric oven under and stainless steel cooker hood over, built in fridge and freezer units. Laminate flooring, radiator and with a double glazed sliding patio door opening to the;



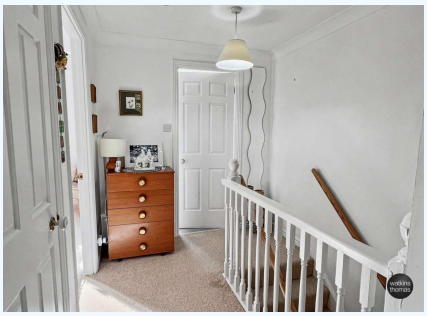


Conservatory
4.06m (13'4) x 3.35m (11')
With double glazed windows to two elevations off a brick base and with double glazed doors in two elevations, pitch roof glass and radiator.



ON THE FIRST FLOOR:

Landing
2.06m (6'9) x 3.25m (10'8) (maximum)
With access hatch to loft space, coved ceiling and having doors to the bedrooms, shower room and the linen cupboard with slatted shelving and radiator.



54 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

Bedroom 1
3.51m (11'6) x 3.25m (10'8)
With a double glazed window to the rear, coved ceiling, radiator and two sets of folding doors to a recess wardrobe area which is provided with hanging rail and storage shelving.




Bedroom 2
3.28m (10'9) x 2.74m (9')
With a double glazed window to the front overlooking the green. Coved ceiling, radiator, door recess and folding door to recessed wardrobe area provided with hanging rail and storage shelving.

Bedroom 3
2.36m (7'9) x 2.31m (7'7)
With a double glazed window enjoying the outlook at the front. Radiator, coved ceiling and recess over stair cupboard with shelving.




Shower Room
2.03m (6'8) x 1.7m (5'7)
With a wide shower cubicle and shower boarded walls together with an electric shower unit, pedestal wash basin and low level WC. Radiator.

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54 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

OUTSIDE:



Driveway & Garage
The property has a tarmacadam driveway which runs through the car port and to the ATTACHED GARAGE (17' 3 by 8' 6) with up and over door to the front, personnel door to the rear, electric light and power points and with a modern wall mounted gas fired combination boiler which provides central heating and domestic hot water and with plumbing for washing machine.

Gardens
At the front of the property there is a lawned garden and two stone borders with shrubs. The property has the benefit of a private side pedestrian access, which leads to the rear garden. At the rear of the property there is a square 'contoured' paving stone patio, beyond which there is a lawned garden with borders. There is a magnolia tree and silver birch and boundaries are formed with a mix of panel fencing and evergreen hedging.

COUNCIL TAX BAND C
Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE:
Broadband - Ultrafast available.

Mobile Phone Coverage - Please use https://checker.ofcom.org.uk/en-gb/mobile-coverage to verify mobile coverage of different networks at this address.

SERVICES
It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING
Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE
From central Hereford, proceed west for the length of Whitecross Road and at the roundabout take the second exit into Kings Acre Road. Continue along Kings Acre Road and then turn left into Huntsmans Drive. Continue along Huntsmans Drive and Number 54 will be identified on the right hand side by the agent's for sale board.

FOR FURTHER INFORMATION
PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA or Antony Gough on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

03 November 2026
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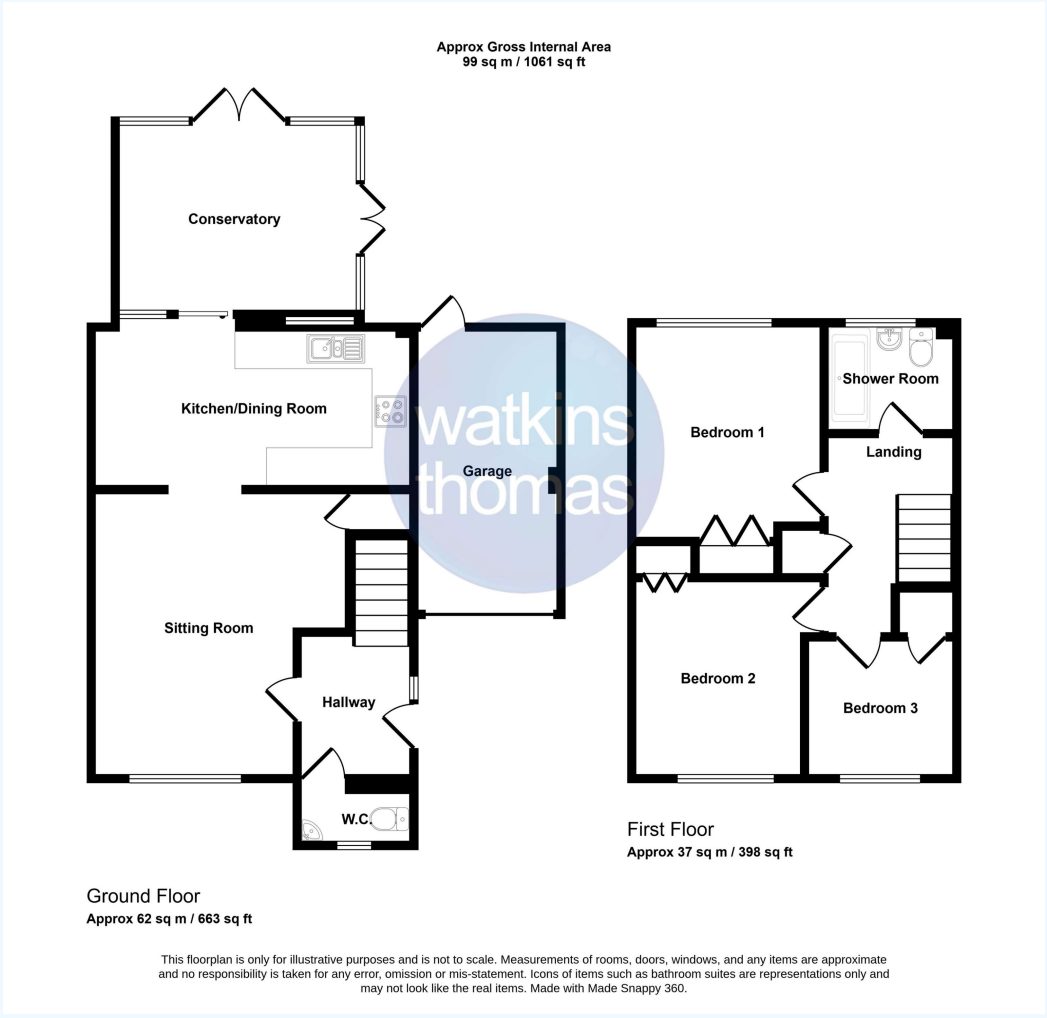
54 Huntsmans Drive, Kings Acre, Hereford, HR4 0PN

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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