

109 Kempton Avenue, Bobblestock, Hereford, HR4 9TY

Sunderlands
Residential Rural Commercial

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Summary of Features

- Link detached home
- 4 bedrooms
- Driveway parking, garage & garden
- Immaculately presented throughout
- Popular location with nearby amenities

Asking Price £350,000

Situated in the desirable residential area of Bobblestock, Hereford, this well-presented four-bedroom link-detached home offers spacious and versatile accommodation, ideal for modern family living. A particular highlight of the property is the recently modernised kitchen/dining room, providing a stylish and sociable space for everyday family life and entertaining, with direct access onto the rear garden. The accommodation also benefits from a comfortable living room, four bedrooms, including a principal bedroom with en-suite facilities, and a family bathroom. Externally, the property enjoys a private rear garden with a generous patio area, ideal for outdoor dining and entertaining, alongside a lawn and established borders. To the front, off-road parking is available for up to three vehicles, together with an attached garage providing useful additional storage. Conveniently positioned within this popular residential neighbourhood, the property offers an excellent opportunity for families seeking a comfortable, modern home within easy reach of Hereford's amenities.

Location

Bobblestock is a popular residential area situated approximately one and a half miles north-west of Hereford city centre and is well regarded for its excellent range of neighbourhood amenities. The area benefits from a choice of schooling for all ages, a supermarket, doctor's surgery, public house, community facilities and regular public transport links. The area is also well placed for access to nearby countryside walks and green spaces, making it particularly appealing to families, professionals and those seeking a quieter pace of life alike.

Accommodation

Ground floor

The property is entered via a welcoming entrance hallway, providing access to all principal ground floor rooms, with stairs rising to the first floor. Extending from the front to the rear of the property, the spacious kitchen/dining room forms the heart of the home, offering a bright and sociable space ideal for both everyday family living and entertaining. The kitchen is fitted with an attractive range of matching wall and base units, complemented by luxury marble-effect laminate worktops. Integrated appliances include two Bosch ovens, a four-ring induction hob and fridge/freezer, whilst further features include a ceramic one-and-a-half bowl sink with mixer tap and a useful pantry-style cupboard. A window to the front provides natural light, whilst patio doors to the rear open directly onto the garden. There is ample space for a large dining table and additional furniture, creating a versatile room well suited to family gatherings and entertaining guests. The lounge is positioned to the rear of the property and provides a cosy, comfortable space to relax, with patio doors opening onto the garden and allowing plenty of natural light. Completing the main living accommodation is a convenient downstairs cloakroom/WC. A further door from the entrance hallway leads directly into the integral garage, which offers additional storage space for coats, shoes and general household items. The current owners also utilise this area to accommodate an additional fridge/freezer, washing machine and tumble dryer, with the benefit of electricity and plumbing, making it a particularly practical extension of the home's everyday living space.

First floor

Stairs rise from the entrance hallway to the first floor landing, which provides access to all four bedrooms and the family bathroom. The principal bedroom is a well-proportioned double room, benefiting from fitted wardrobes with sliding doors and a private en-suite comprising a shower and wash hand basin. Bedroom two is another comfortable double room, also featuring fitted wardrobes, together with an additional storage cupboard housing the hot water cylinder. Bedrooms three and four are both positioned to the rear of the property. Bedroom three is a single room, ideally suited as a child's bedroom or nursery, whilst bedroom four offers excellent versatility, having previously been utilised as a home office. This room could equally serve as a dressing room or occasional bedroom and currently benefits from fitted cabinetry. Completing the first floor accommodation is the family bathroom, fitted with a bath with shower over and glass shower screen, wash hand basin and WC, together with an obscure-glazed window providing natural light and privacy.


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Outside
To the front of the property, a block-paved driveway provides off-road parking for one vehicle, with an additional stone-covered area offering space for a further two cars. A gated pathway to the side of the property provides convenient access to the rear garden.To the rear, the garden can be accessed directly from both the kitchen/dining room and lounge, creating an excellent connection between the indoor and outdoor living spaces. A generous patio provides the perfect setting for outdoor dining, barbecues and entertaining, whilst an area laid to lawn is complemented by mature planted borders featuring a variety of established plants and shrubs. A timber garden shed provides useful additional storage, completing this attractive and practical outdoor space.

Services
Mains, gas, electricity, drainage and water are connected.

Agents note
The property has 16 solar panels that are currently on lease for 25 years commencing in 2015.

Tenure
Freehold

Council tax
Herefordshire council tax band - D

Directions
Proceed out of town on the Whitecross Road to Whitecross Road taking the third exit onto Three Elms Road and past Whitecross School. Just before reaching the Three Elms Pub, take the right turn onto Sandown Drive. Pass Leo's Supermarket and stay on Sandown Drive until it joins Kempton Avenue, turn right and the property can then be seen on the left-hand side denoted by the Agent's For Sale sign.

Anti-money laundering
The purchaser will be required to provide sufficient identification to verify their identity in compliance with anti-money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Declaration of interest
We are obliged to inform all prospective buyers that the owner of this property is an associate of an employee of Sunderlands.













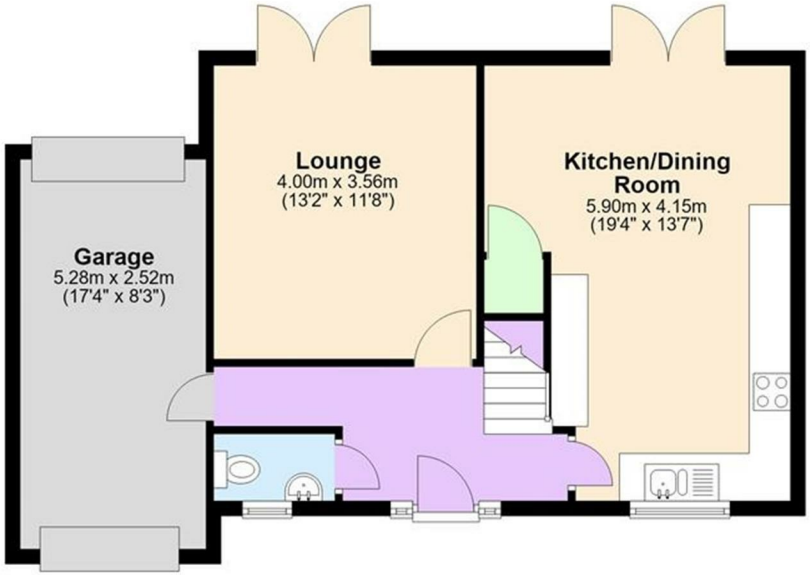




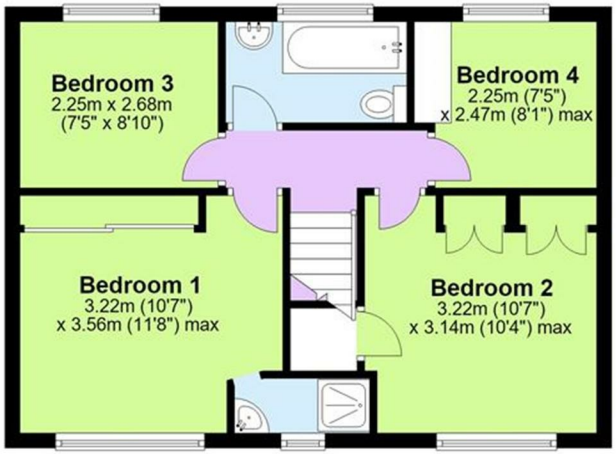




Ground Floor



First Floor



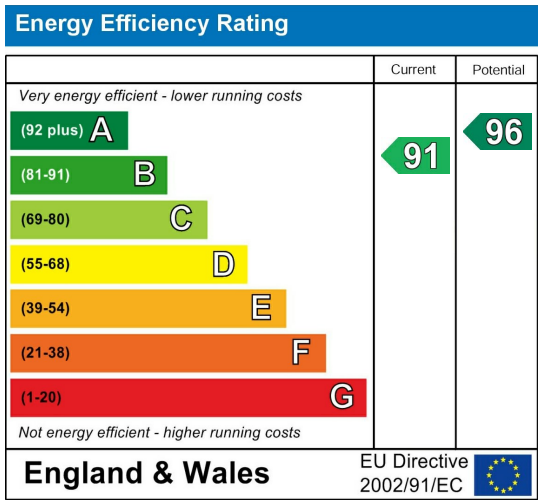
Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

Sunderlands

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None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.