



## 55 HUNTSMANS DRIVE HEREFORD HR4 0PN

**£325,000  
FREEHOLD**

Peacefully situated in this highly sought after location, a superb 3 bedroom semi-detached house offering ideal family or retirement accommodation. The property, which is beautifully presented throughout has the added benefit of gas central heating, double glazing, modern kitchen and bathroom, private south facing rear garden, garage and ample parking, and to fully appreciate this property we strongly recommend it into an inspection.

**Flint  
&  
Cook**

# 55 HUNTSMANS DRIVE

- Highly sought after location • Impressive 3 bedroom semi-detached house • 3 reception rooms, fitted kitchen & utility • Single garage and ample parking • Ideal family home • Must be viewed



## Canopy Porch

With meter cupboards, outside light and double glazed entrance door through to the

## Reception Hall

With feature flooring, radiator, under stairs store cupboard, coved ceiling, carpeted staircase to the first floor, central heating thermostat and door to the

## Downstairs Cloakroom

With low flush WC, vanity wash hand basin with storage below and tiled splash back over, radiator, feature flooring, double glazed window with blind.

## Lounge

With fitted carpet, radiator, coved ceiling and double glazed window to the front aspect with vertical blinds enjoying a pleasant outlook.

## Open Plan Kitchen/Dining Room

### Kitchen Area

Fitted with a range of wall and base cupboards, 1 1/2 bowl sink unit with mixer tap over, ample work surfaces with splash backs, feature flooring, Rangemaster cooker with 5 ring gas hob and lights over, exposed brickwork, wine rack, integrated refrigerator, recessed spot lighting and access to the utility room.

Dining Area with feature flooring, radiator, central lights and an arch through to the

### Garden/Family Room

Of brick construction with a radiator, a range of lighting,

feature flooring, Velux roof light, opening window vents, roller blinds and double glazed, double doors to the rear patio and garden.

## Utility Room

With 1 1/2 bowl sink unit with mixer tap over, wall and base cupboards, work surfaces with splash backs, Velux roof light, feature flooring, built in freezer and dishwasher, double glazed door with blind to the rear patio and garden and internal door to the garage

## First Floor Landing

With fitted carpet, built in airing cupboard with shelving and access hatch to loft space with pull down ladder.

## Bedroom 1

With fitted carpet, built in wardrobe, radiator and double glazed window with blinds to the front aspect enjoying a pleasant outlook.

## Bedroom 2

With fitted carpet, radiator, built in wardrobe and double glazed window to the rear with fitted blinds.

## Bedroom 3

With fitted carpet, radiator, double glazed window to the front aspect with blinds enjoying a pleasant outlook.

## Bathroom

Fitted with a luxury suite comprising bath with partially tiled surround, separate shower cubicle with glazed door, low flush WC, pedestal wash hand basin with mirror fronted medicine cabinet over, recessed

spotlighting, double glazed window with blind and ladder style towel rail/radiator.

#### Outside

To the front of the property there is a long garden with large driveway to the side providing off-road parking facilities which leads to the

#### Garage

With up and over door, power and light points, ample storage space, wall mounted Worcester gas central heating boiler, scope to convert and internal door to the utility room.

To the rear of the property there is a good sized paved patio area providing the perfect entertaining space and with the rear garden facing south it makes an ideal sun trap. The remainder of the garden is mainly laid to lawn, enclosed by hedging and fencing for privacy and with useful side access, outside tap, external lighting and timber garden shed.

#### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

#### Outgoings

Council tax band 'C' - £2,159 for 2025/2026

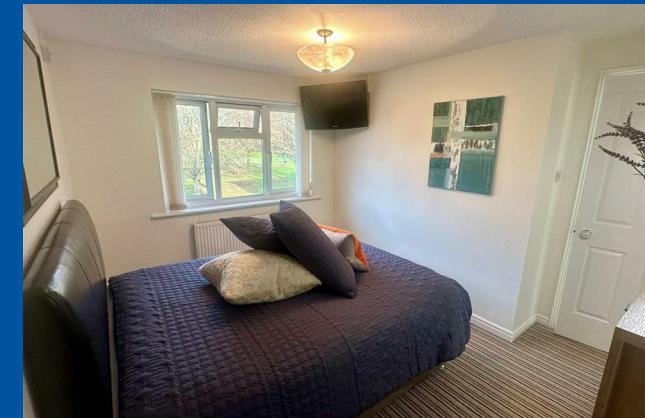
Water and drainage rates are payable.

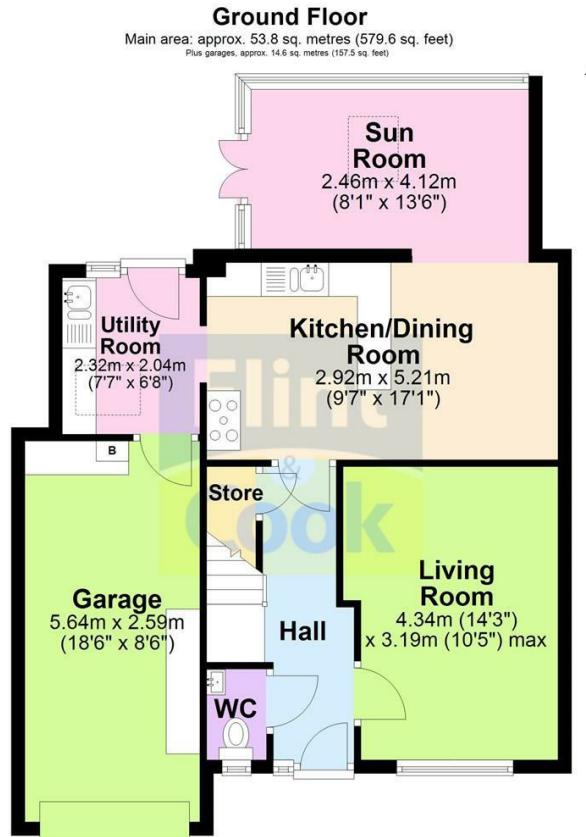
#### Directions

Proceed west out of Hereford city centre along

Whitecross Road, take the second exit at the Monument roundabout onto King's Acre Road, after approximately 1/2 a mile turn left into Huntsmans Drive.

## 55 HUNTSMANS DRIVE





| Energy Efficiency Rating                           |          | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |         |           |
| (92 plus)  | <b>A</b> |         |           |
| (81-91)  | <b>B</b> |         |           |
| (69-80)  | <b>C</b> |         |           |
| (55-68)  | <b>D</b> |         |           |
| (39-54)  | <b>E</b> |         |           |
| (21-38)  | <b>F</b> |         |           |
| (1-20)   | <b>G</b> |         |           |
| <i>Not energy efficient - higher running costs</i> |          |         |           |
| <b>England &amp; Wales</b>                         |          | 74      | 79        |
| EU Directive 2002/91/EC                            |          |         |           |

**EPC Rating: C** **Council Tax Band: C**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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