



1 KINGFISHER RISE

WELLINGTON, HEREFORD HR4 8EG

Asking Price £495,000
FREEHOLD

Superb spacious detached house situated in the popular village of Wellington with 4 bedrooms, 1 en-suite, 3 reception rooms, ideal family accommodation, enclosed rear garden, double garage and parking. Viewing highly recommended.



1 KINGFISHER RISE

- Spacious detached house • Popular village location • Double garage, driveway parking & wrap around garden • Ideal family home • Four beds, one en-suite & family bathroom • Must be viewed!



Introduction

Situated upon a small residential development is a spacious and versatile four-bedroom detached family home offering over two floors of well-planned accommodation. Boasting three reception rooms, a ground-floor bedroom with en-suite, a double garage, ample driveway parking and wrap-around gardens, this impressive property provides the ideal balance of flexible living space and practical family comfort. Situated in the desirable village of Wellington, the home enjoys a peaceful setting while remaining conveniently positioned for Hereford city and excellent transport links.

Wellington is a popular and thriving village located approximately four miles north of Hereford, offering an excellent balance of rural charm and everyday convenience. The village benefits from a well-regarded primary school, village hall, church and an active local community, while a wider range of shopping, leisure and educational facilities can be found in nearby Hereford.

Surrounded by attractive Herefordshire countryside, Wellington provides easy access to a wealth of walking and cycling routes, making it an ideal location for those who enjoy the outdoors. The village is also well placed for commuters, with convenient access to the A49 providing links to Hereford, Leominster and beyond. Combining a peaceful village atmosphere with excellent connectivity and local amenities, Wellington remains one of Herefordshire's most desirable locations for families and professionals alike.

Ground Floor

With canopy porch and entrance door leading into the

Spacious Entrance Hall

A spacious reception hall with fitted carpet, a central ceiling light, coving, radiator, carpeted stairs leading up, useful under stair storage cupboard, central heating thermostat and doors leading to

Downstairs W/C

Comprising a low flush w/c, wash hand basin with tiled splash back, radiator, ceiling light point, coving, wood effect flooring and double glazed window.

Study/Snug

A flexible space that could be utilised as a home office space, snug or playroom comprising fitted carpet, coving, recess spotlights, dual aspect double glazed windows, radiator and wall mounted fuse box.

Living Room

A spacious lounge with double glazed window to the side and double glazed bay window to the front aspect, there is a central ceiling light with three additional wall lights, two radiators and coal effect gas fireplace with feature surround.

Dining Room

With double doors leading from the reception hall, fitted carpet, radiator, central ceiling light with two additional wall lights, coving and double glazed french doors leading to the rear garden.

Kitchen/Breakfast Room

Comprising a range of wall and base units with ample work surface space over and tiled splash backs, 1 1/2 bowl sink and drainer unit, four ring gas hob with electric oven below, under counter space and plumbing for a dishwasher, space for a fridge/freezer, double glazed window, recess spotlights, radiator and door into the

Utility Room

Fitted with a range of wall and base units with ample work surface space over and tiled splash backs, under counter space and plumbing for a washing machine and tumble dryer, wall mounted gas central heating boiler, stainless sink and drainer unit, radiator and door to the rear garden.

Ground Floor Bedroom with En-suite

A spacious ground floor bedroom comprising fitted carpet, a range of fitted wardrobes, dual aspect double glazed windows, central ceiling light, radiator and door into the En-suite shower room comprising a double width walk in shower with electric shower over and tiled surround, pedestal wash hand basin, low flush w/c, radiator and double glazed window.

First Floor Landing

A spacious landing space with fitted carpet, radiator, velux window, ceiling light point, loft hatch, airing cupboard housing the hot water cylinder with fitted shelving and doors into

Bedroom Two

A spacious double bedroom comprising fitted carpet, ceiling light point, double glazed window to the front aspect and velux window to the rear, double fitted wardrobe and radiator.

Bedroom Three

Another spacious double with fitted carpet, ceiling light point, radiator, double glazed window to the front aspect and two built in wardrobes.

Bedroom Four

A fourth double bedroom with fitted carpet, ceiling light point, radiator, double glazed windows to the front and side with additional velux window to the rear.

Bathroom

A large spacious bathroom comprising a full suite to include fitted shower cubicle with panelled surround and mains fitment shower head over, panelled bath with panelled surround, vanity wash hand basin with storage below and tiled splash back, low flush w/c, dual aspect double glazed windows and additional velux, radiator, wood effect flooring and spotlights.

Outside

To the front there is a large tarmac driveway providing off road parking for several vehicles part enclosed by brick walling. This provides access to the double garage with two up and over doors to the front, personal door to the side, light, power and double glazed window.

The garden is open to both sides with a paved pathway and area of lawn bordered by hedging and fencing. The rear garden has three tiered patio areas perfect for entertaining.

Directions

What3words///stumpy.evolution.voice

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

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

Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

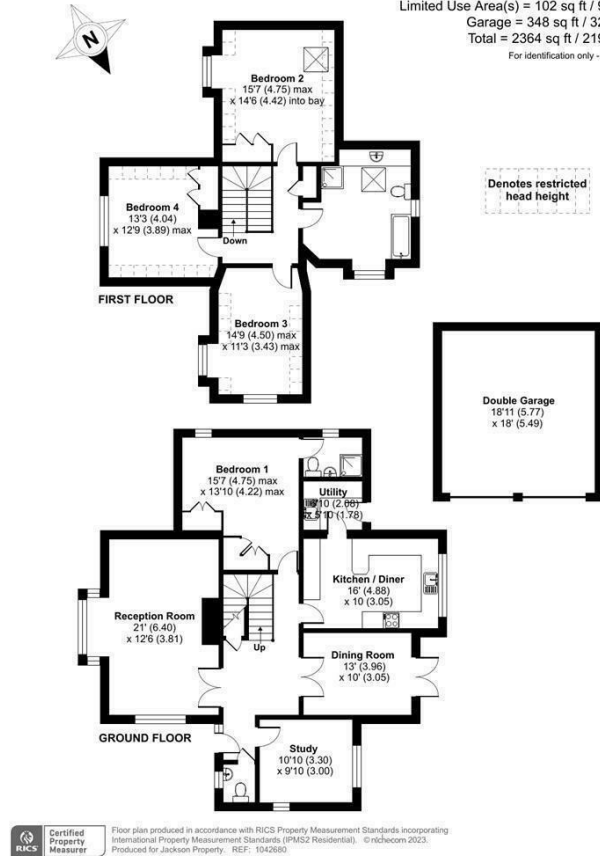
Strictly by appointment through the Agent (01432) 355455.

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Kingfisher Rise, Wellington, Hereford, HR4

Approximate Area = 1914 sq ft / 177.8 sq m
 Limited Use Area(s) = 102 sq ft / 9.5 sq m
 Garage = 348 sq ft / 32.3 sq m
 Total = 2364 sq ft / 219.6 sq m
 For identification only - Not to scale



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

EPC Rating: C Hereford Council Tax Band: F

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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