



Bredon Drive, Kings Acre, Hereford, HR4 0TN

Guide Price £415,000

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A Well Presented & Spacious Detached 4 Bedroom Town House Set Across 3 Floors, offering generous family living and situated on the fringes of Hereford City in the popular Kings Acre district.

**Entrance Hall – Sitting Room – Kitchen/Breakfast Room – Dining Room/Office – Downstairs WC – Bedroom 1 With Ensuite – 2 Further Double Bedrooms – Single Bedroom – Family Bathroom – Airing Cupboard – Rear Gardens – Garage & Studio Room – Off-Road Parking for Multiple Vehicles**

This family home is well presented throughout and includes a recently fitted contemporary Kitchen/Breakfast Room. The Dining Room/Office offers flexibility for modern living and working from home, accompanied by a studio room at the rear of the garage, which could also serve as a home office. The property has recently undergone refurbishment, including new carpets in the hall, stairs, landing and sitting room, as well as a new Worcester combi-boiler. Views of open fields at the rear of the property are a beautiful reminder that Herefordshire countryside is just a brief stroll away.

## The Property

**Entrance Hall** – Stepping into the fully carpeted entrance hall, doors lead off to the sitting room and kitchen/breakfast room, whilst under the stairs lies useful storage space.

**Sitting Room** – Running the length of the house, the carpeted sitting room is a great family space, with natural light flooding in through windows at the front and French double doors leading straight to the garden at the rear. This spacious reception room also benefits from air conditioning.

**Kitchen/Breakfast Room** – The newly fitted modern kitchen provides an array of sleek units and quartz countertops across 2 walls and breakfast bar. A fitted Smeg range cooker sits underneath the AEG extractor fan, with decorative brick slips behind. The breakfast bar





- 4 Bedrooms; Detached
- Backing Onto Open Countryside
- Nestled in Corner of Quiet Cul-De-Sac
- Ample Parking & Garage
- Air Conditioning
- Stunning Contemporary Kitchen

