

9 PARHELION CLOSE

£395,000



“A great family home in a popular village”

Kingsland, Herefordshire

This modern, spacious, property sits on the edge of the popular, vibrant village of Kingsland in north Herefordshire. With an easy flow to the internal layout and featuring a large kitchen-diner, three bedrooms, a pretty rear garden and a detached garage, every box is ticked for you to create a superb family home.

- Well-presented, 3-bed detached
- Beautifully presented
- Ensuite master bedroom
- Gated driveway
- Detached garage
- On the edge of a popular village



Parhelion Close is a small development of homes - only a few years old and still under warranty - with number 9 tucked in the corner with metal gates, creating an enclosed driveway and ample off road parking. On approach to the property there is a detached garage and a pathway with a side gate to the front of the property.

From the front, access is gained under an open-sided porch, leading into a generous entrance hallway, off which all ground floor rooms connect. Stairs lead up in front to the first floor, which has an impressive side window spanning both floors, flooding the space with light. To the left of the hallway sits the cosy living room: a good-size space with a square bay window to the front and featuring an open-flame gas fire.

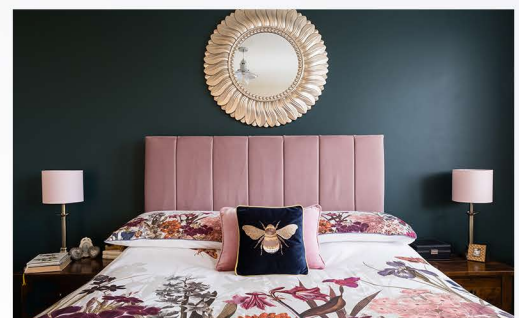
The large kitchen diner is a great space to entertain friends or enjoy mealtimes with the family, easily large enough to accommodate a dining table and even additional lounge seating. With its sleek, modern look the kitchen features grey, stylish, cupboards, grey splash-back tiling, a range of built-in appliances and plenty of counter space for food prep. There is a handy stable door as well as bi-fold doors, both leading out to the rear patio area and garden.

At the end of the hallway is a generous cloakroom with WC and vanity sink.

Upstairs, all rooms lead off the central landing. The master bedroom overlooks the front elevation and has an ensuite shower room. There is a further bedroom - currently used as a home office - to the front and another double bedroom to the rear. The stylish family bathroom has a sink, WC and over-bath shower with screen. There is also a useful storage cupboard and loft access with Ramsay Ladder and convenient landing light switch.



Outside: Occupying a great corner position, the outside space wraps the property on all four sides. To the rear, the garden is screened by laurel hedging and features a lawned garden with flower borders, a patio area and an attractive all-weather veranda: allowing you to sit outside, come rain or shine! There is more evergreen laurel at the front of the property, behind which sits a further lawn area and the double garage: which has an additional side access door and plenty of height for overhead storage.



An ample driveway sits behind a set of metal gates.



Area: Kingsland is a popular and highly-regarded Herefordshire village with a thriving community; it features two public houses, a general village store, Post Office and café, doctor's surgery, picturesque village green in front of the St Michael's and All Angels Church, primary school, village hall and well-known Luctonians Rugby Club. The village is also served by local bus routes.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Gas central heating
Services:	Mains gas, electricity, water and drainage
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.