



Little Orchard Stockenhill Road, Leominster, HR6 8PP. No Onward Chain £395,000

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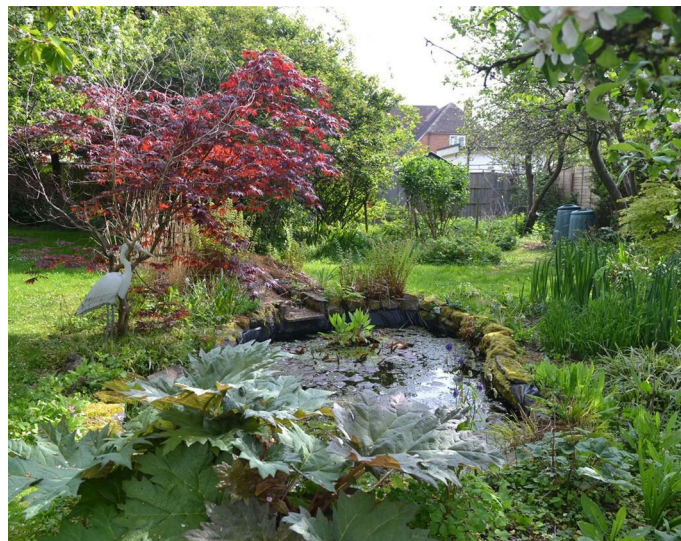
PROPERTY FEATURES

- **Detached Bungalow**
- **2 Bedrooms**
- **En-Suite**
- **Lounge**
- **Kitchen/Breakfast Room**
- **Conservatory**
- **Office and Utility Room**
- **Garage And Parking For Vehicles**
- **Large Landscape Gardens With Orchard**
- **0.29 of an Acre (Approx)**

To view call 01568 616666



JonathanWright
estate agents





Situated in a very pleasant position a detached bungalow offering well presented living accommodation, gas fired centrally heated and double glazed to include a reception hall, lounge, conservatory, office, fitted kitchen with appliances, utility room, 2 double bedrooms with built-in bedroom furniture, ensuite/shower room, main family bathroom and outside gardens of 0.29 of an acre (approx) to include at the front a large parking area, single garage and to the rear large gardens, patio flagged, lawned, ornamental fish pond, small orchard with apple trees and south facing to the rear. The full particulars of Little Orchard, Stockenhill Road, Leominster are further described as follows:

A UPVC entrance door opens into a small enclosed porch with a door opening into the L shaped reception hall. The reception hall has Parquet block flooring, panelled radiator, lighting, power and a door leading through into the lounge. The lounge has a feature fireplace, mantle shelf over with an inset coal and living flame effect electric fire. There is a large double glazed picture window taking advantage of the large gardens to the rear, lighting, power, panelled radiator, TV aerial point, serving hatch into the kitchen and a door opening into the rear conservatory.

The UPVC double glazed conservatory has a polycarbonate roof, opening doors and window, ceramic tiled floor, panelled radiator, lighting, power and French doors opening into the rear garden.

From conservatory a door opens into the office. The office could be used as an additional bedroom having a ceiling light, panelled radiator, power points and a doorway leading through into a side porch with a door opening into the kitchen/breakfast room, which also has a connecting door back to main reception hall.

The kitchen/breakfast room has a modern fitted kitchen to include an inset, one and a half bowl, single drainer, stainless steel sink unit, working surfaces and base units of cupboards and drawers. Inset is a 4 ring gas hob with an extractor hood with light over, to the side in a housing unit is a Bosch double fan assisted electric oven with grill and cupboard space over and under. There is a small breakfast bar, matching eye level cupboards, light, power, double glazed window to front and a serving hatch into the lounge.

From the side porch a door opens into the utility room having a deep pottery sink, working surfaces, space and plumbing for a washing machine, space for a fridge/freezer, lighting, power, an opaque double glazed window to front and a door opening into the adjoining garage.

From the main reception hall a door opens into the main bedroom.

Bedroom one has a double glazed window enjoying gardens to rear, panelled radiator, lighting, power, built-in bedroom furniture, planned space for a double bed, bedside cabinets, top boxes over, wardrobes, lighting, power and a door to an ensuite shower room.

The en-suite/shower room having a Mira electric shower, pedestal wash hand basin, low flush W.C, ceramic tiles to ceiling height throughout and a double glazed window to rear.

Bedroom two has a double glazed window to front, panelled radiator, lighting, power and a built-in large wardrobe fitment with sliding doors and centre mirror.

From the reception hall a door opens into the main bathroom having a modern suite in white of a panelled bath, mixer tap and shower attachment over and also an independent electric shower, a built-in vanity wash hand basin, an enclosed low flush W.C, toiletries cupboard, lighting, vertical heated towel rail/radiator and an opaque double glazed window to the front.

OUTSIDE.

The bungalow is approached to the front where there is a brick retaining wall and double opening wrought iron gates give access across a new tarmac driveway with parking for motor vehicles. To the side of the drive is a gravelled forecourt providing additional parking for several cars. Access can be gained across the side of the bungalow to the rear with an adjoining garage.

GARAGE.

The garage has a metal up and over front door, lighting, power and a double glazed door opening into the rear gardens.

REAR GARDEN.

The garden to the rear is south facing and is well laid out with a flagged patio area, lawned gardens, a wealth of trees, plants and shrubs. Pathways continue through rustic arches and trellis to a second garden which is the orchard. The orchard is laid mainly to lawn with apple trees, ornamental fish pond, all being very private and enclosed with panelled fencing and hedging to the boundaries. There is a timber built garden shed included, a greenhouse with the gardens and orchard being the most important feature of this lovely bungalow.

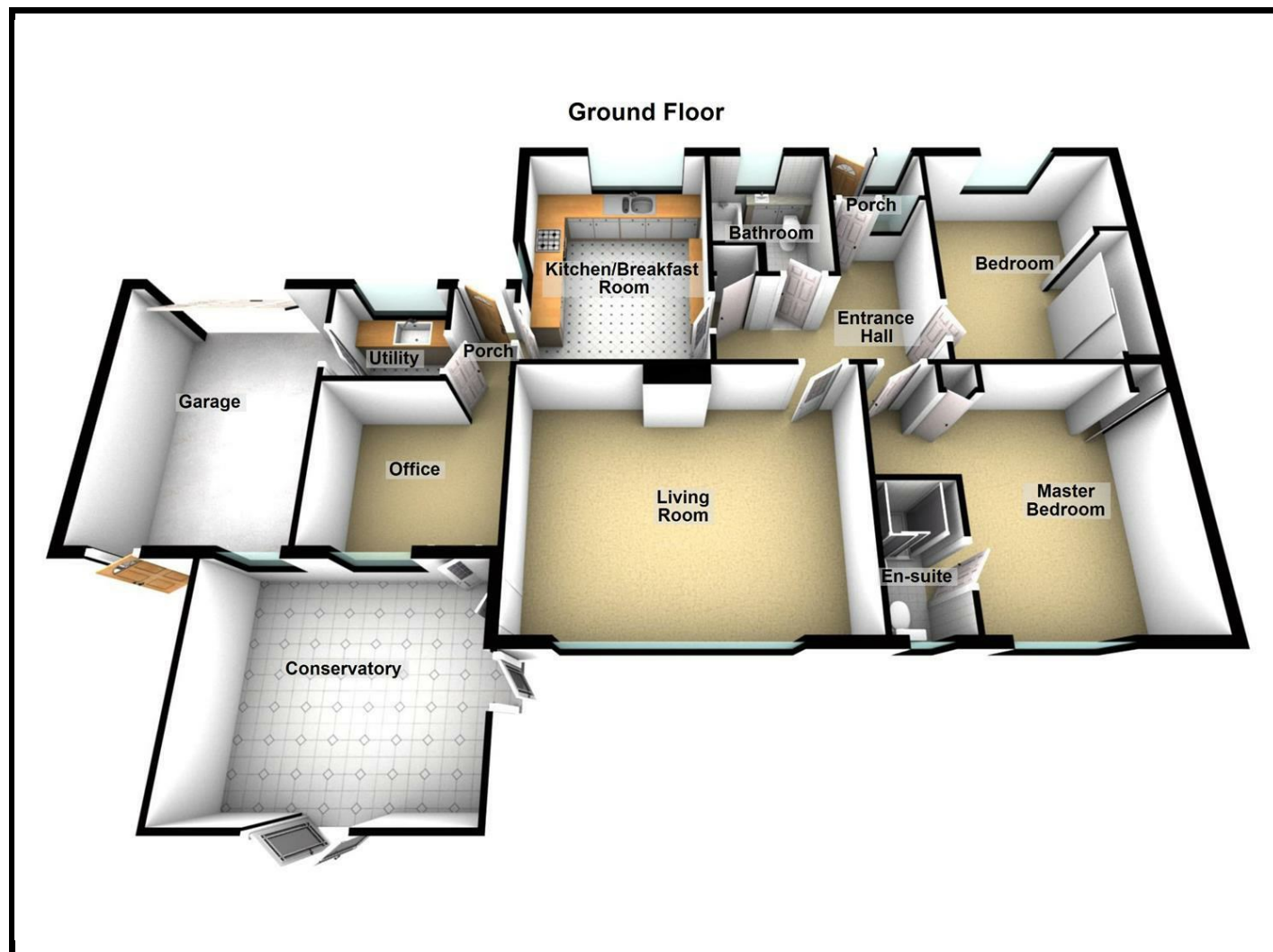
SERVICES.

Mains services include gas, electricity and water and the property has a private drainage system. Gas fired central heating, via a combination boiler and telephone to BT regulations.



ROOMS AND SIZES

Reception Hall	
Lounge	5.41m x 4.42m (17'9" x 14'6")
Conservatory	4.50m x 3.84m (14'9" x 12'7")
Office	2.95m x 2.51m (9'8" x 8'3")
Kitchen/breakfast Room	4.11m x 2.97m (13'6" x 9'9")
Utility Room	2.36m x 1.68m (7'9" x 5'6")
Bedroom One	4.52m x 3.45m (14'10" x 11'4")
Bedroom Two	4.06m x 3.28m (13'4" x 10'9")
Family Bathroom	
Adjoining Garage	5.23m x 3.25m (17'2" x 10'8")
Rear Garden	



PROPERTY INFORMATION

Council Tax Band - D
Property Tenure - Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Appliances

Please note that the agents have not tested the appliances to the property and cannot verify they are in working order.

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