



Penwood 25 Westgate, Leominster, Herefordshire HR6 8SA. No Onward Chain £385,000

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Leominster
Herefordshire
HR6 8SA**

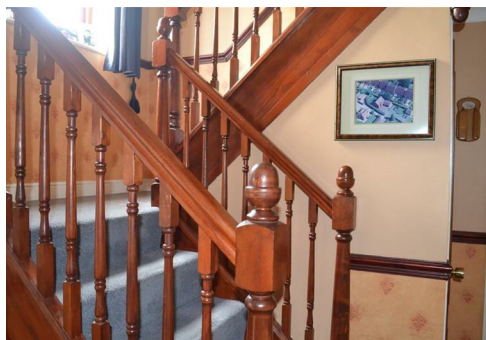
No Onward Chain £385,000

PROPERTY FEATURES

- **Detached House**
- **4 Bedrooms**
- **En-suite**
- **Lounge**
- **Separate Dining Room**
- **Kitchen/Breakfast Room**
- **Study**
- **Utility Room**
- **Double Garage And Plenty Of Parking**
- **Pleasant Gardens With Small Orchard**

To view call 01568 616666





A detached Ashdale home situated in a private cul-de-sac position offering double glazed and gas fired centrally heated living accommodation to include 4 bedrooms, en-suite/bathroom, lounge, separate dining room, kitchen/breakfast room, study, utility room and pleasant gardens with plenty of private parking. The property also has the benefit of a large double garage and a small orchard with the property priced at a figure to sell, as the vendor has no-ongoing chain. The full particulars of Penwood, 25 Westgate, Leominster are further described as follows:

The property is a large detached house of brick construction and part Mock Tudor elevations under a tiled roof. A recess porch and a door opens into the reception hall having lighting, power, a panelled radiator, under stairs storage and a ground floor cloakroom with a low flush W.C, cloaks cupboard and a door opening into the lounge. The lounge has a feature fireplace standing on a raised hearth, mantle shelf over and a coal and living flame fire. There is lighting, power, panelled radiators, window to rear and a sliding double glazed patio door also to rear.

From the reception hall a door opens into the dining room having lighting, power, panelled radiator and a double glazed window to rear. From the reception hall a further door opens into the study having lighting, power, panelled radiator and a double glazed window to front.

From the reception hall a door opens into the kitchen/breakfast room. The well fitted kitchen has units to include an inset, one and a half bowl, single drainer sink unit, working surfaces with base units under of cupboards and drawers. There is an inset 4 gas hob, extractor hood over and in tall housing unit is a fan assisted electric oven with grill. There are matching eye-level cupboards, space and plumbing for a dishwasher, planned space for a fridge/freezer, plenty of room for a table and chairs, lighting, power, a panelled radiator and 2 windows, one to front and one to rear.

A door from the kitchen/breakfast room opens into the utility room having an inset stainless steel, single drainer sink unit, cupboard under, space and plumbing for an automatic washing machine, space for a tumble dryer, ceiling light and a wall mounted Worcester gas fired boiler heating hot water and radiators.

A half glazed door from the utility opens into the rear garden of the property.

From the reception hall a staircase rises to a half landing having a double glazed window to front with the stairs turning up to the main first floor landing having a ceiling light, inspection hatch to roof space, single power point and a door opening into the airing cupboard housing a Factory insulated hot water

cylinder and shelving. Bedroom one. (The measurement of bedroom one is taken to the front of a built-in double wardrobe fitment). There is a double glazed window to rear, panelled radiator, lighting, power and a door into a full sized en-suite/bathroom. The en-suite/bathroom has a bath with mixer tap over, shower attachment, pedestal wash hand basin, low flush W.C, bidet, tiling to splashbacks, shaver light and socket, ceiling light, panelled radiator and an opaque double glazed window to side. Bedroom two has a double glazed window to rear, panelled radiator, lighting, power and a built-in double wardrobe. Bedroom three has a double glazed window to front, lighting, power and a panelled radiator. Bedroom four has a double glazed window to front, lighting, power and a panelled radiator. From the landing a door opens into the family bathroom having a suite of a panelled bath, mixer tap and shower attachment over, pedestal wash hand basin and a low flush W.C. the bathroom has tiled splashbacks, ceiling light, panelled radiator and an opaque double glazed window to front.

OUTSIDE.

The property is approached to the front across a tarmac driveway with parking for motor vehicles, access to the front door, a gated pathway to the side leading around to the rear and a large double garage of brick construction.

DOUBLE GARAGE.

The garage has 2 up and over metal front doors, power, lighting and a door opening to the rear. At the rear of the garage a door opens into a secure and useful garden implement shed.

REAR GARDEN.

The safe and secure rear garden has panelled fencing, immature hedging, patio area and a rustic pergola over. The garden is laid to lawn with shrub borders with the property of a hidden secret garden, just off to the front and accessed via the back of the garage. The pathway to the secrete garden leads to an orchard, which is a pleasant extra for gardeners.

ROOMS AND SIZES

Reception Hall

Ground Floor Cloak Room/W.C.

Lounge 5.49m x 4.01m (18' x 13'2")

Dining Room 3.58m x 3.18m (11'9" x 10'5")

Study 2.64m x 2.64m (8'8" x 8'8")

Kitchen/Breakfast Room 4.88m x 2.79m (16' x 9'2")

Utility Room 2.31m x 1.75m (7'7" x 5'9")

Bedroom One 4.04m x 3.05m (13'3" x 10')

Bedroom Two 4.04m x 3.20m (13'3" x 10'6")

Bedroom Three 2.74m x 2.67m (9' x 8'9")

Bedroom Four 2.97m x 2.21m (9'9" x 7'3")

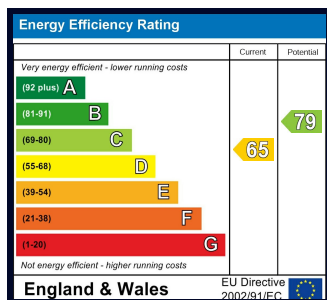
Bathroom

Double Garage 5.00m x 5.00m (16'5" x 16'5")

PROPERTY INFORMATION

Council Tax Band - E

Property Tenure - Freehold



Appliances

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

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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