



Greenfield House Greenfields, Presteigne, Powys LD8 2HG. No Onward Chain £550,000

**Greenfield House Greenfields
Presteigne
Powys
LD8 2HG**

No Onward Chain £550,000

PROPERTY FEATURES

- **A Large Detached House**
- **4 good Double Bedrooms**
- **Spacious Lounge**
- **Rear Conservatory**
- **Kitchen Breakfast Room**
- **Dining/Sitting Room**
- **Utility Room / plus W/C**
- **Views to the Rear**
- **Double Garage and Carport**
- **Good Sizes Gardens To Front And Rear**

To view call 01568 616666



JonathanWright
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Situated on the edge of Presteigne with far reaching views to the rear, a most substantial and uniquely designed detached house offering oil fired centrally heated and double glazed accommodation to include a reception hall, large lounge, rear conservatory, kitchen/breakfast room, separate dining/sitting room, utility room, downstairs WC, 4 double bedrooms, a balcony off the master bedroom, bathroom and outside large gardens to Both front and rear, a driveway with parking for plenty of vehicles, a double carport and a double garage with lighting, power and storage over.

The property is well positioned on the edge of Presteigne and the town offers a good range of amenities to include shops, cafes, schooling and a sports centre.

The property is offered for sale with no-onward chain.

A large canopy porch with a double glazed entrance door opens into a reception hall having a double glazed window overlooking gardens to front, a useful understairs storage area and doors off to the ground floor accommodation.

The spacious, L shaped lounge is an impressive room for entertaining and has a fireplace standing on a raised hearth with an exposed brick chimney breast, double glazed sliding patio doors to the front, plenty of power points and French doors opening into a substantial rear conservatory.

The conservatory has double glazed window units overlooking the rear garden and nearby countryside, a vaulted glass roof, power points and French doors opening out to the rear garden.

From the reception hall a door opens into a kitchen/breakfast room having a working surface with an inset stainless steel sink unit with cupboards under and further working services with base units under to include cupboards and a drawer. There is planned space and plumbing for a dishwasher and built into the working surface is a 4 ring electric cooker with extractor hood with light over and situated in a housing unit is an electric double oven with grill. The kitchen also has glass fronted eye-level cupboards with corner shelving, tiled splashbacks, inset lighting and plenty of room for a family size dining table.

A door from the kitchen/breakfast room opens into the dining room/sitting room having a sliding patio door to front, double glazed window to side and wall lighting.

A door from the kitchen/breakfast room a door opens into a utility room having a stainless steel sink unit with cupboards under, working surface with cupboard and drawer, eye-level cupboards, shelving, room for an upright fridge/freezer and a UPVC double glazed door opening out to the rear garden. Also situated in the utility room is an oil fired boiler heating hot water and radiators as listed

From the utility room a door opens into a ground floor cloakroom/W.C, having a low flush W.C, pedestal wash hand basin and an opaque double glazed window to the side.

From the reception hall a staircase rises up to a large landing area having an inspection hatch to the loft space above, room for furniture and a door into a large airing cupboard housing a hot water cylinder with slatted shelving. Doors

from the landing lead off to bedrooms and bathroom as listed.

Bedroom One has double glazed windows to front with an attractive outlook, 2 large built-in wardrobe fittings, ample room for bedroom furniture and a double glazed door opening out to a balcony overlooking front gardens.

Bedroom two has a double glazed window to the rear overlooking attractive open countryside and also a large built-in wardrobe fitment.

Bedroom three is also a good size and has a recess with a built-in wardrobe fitment and double glazed windows to side.

Bedroom four is also a double bedroom having a double glazed window to rear with an attractive rural outlook.

From the landing a door opens into the bathroom having a 4 piece suite to include a corner shower cubical with an electric shower over, a side panelled bath, low flush W.C. and a wash hand basin with vanity unit under. The bathroom is tiled from floor to ceiling height and has a heated towel rail and an opaque double glazed window to rear.

OUTSIDE.

The property occupies an attractive and large plot on the edge of Presteigne with gated access to the front onto a large splayed driveway with parking for plenty of vehicles. There are well maintained lawned gardens to front with floral borders, a slab patio seating area with outside lighting and situated to the front is a double carport with parking under for vehicles. To the side of the property is a large double garage with 2 up and over doors.

GARAGE.

The good size double garage could also make a large workshop or home office with a windows to side and rear, door to the rear garden and the garage also has power, lighting and stairs leading up to a large storage area with lighting.

REAR GARDEN.

The property enjoys a large and attractive rear garden having a slabbed patio seating area with the main garden is laid predominately to lawn. Within the lawned garden is a further patio seating area enjoying the daily sunshine and the garden has shrub borders, 2 large timber built storage sheds, a further garden area in need of cultivation and to the side of the property is an oil tank supplying the central heating system. A feature of the gardens are the attractive rural views to the rear over open country and hillsides.

SERVICES.

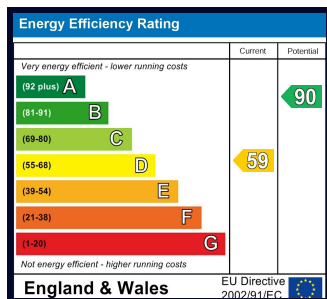
The property has mains water and drainage, mains electricity and oil fired central heating.

ROOMS AND SIZES

Reception Hall	
Lounge	9.45m x 5.18m (max) (31' x 17' (max))
Conservatory	6.10m x 3.53m (20' x 11'7")
Kitchen/Breakfast Room	5.11m x 3.66m (16'9" x 12')
Dining/Sitting Room	4.80m x 4.80m (15'9" x 15'9")
Utility Room	3.78m x 2.24m (12'5" x 7'4")
Landing Area	3.66m x 2.74m (12' x 9')
Bedroom One	3.73m x 3.68m (12'3" x 12'1")
Bedroom Two	4.17m x 3.40m (13'8" x 11'2")
Bedroom Three	3.76m x 3.35m (12'4" x 11')
Bedroom Four	3.28m x 3.25m (10'9" x 10'8")
Bathroom	
Garage	7.32m x 5.18m (24' x 17')
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - F
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.

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