



JonathanWright
estate agents



98 Godiva Road, Leominster, HR6 8TA. £390,000

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Leominster
HR6 8TA**

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PROPERTY FEATURES

- **A Spacious Detached House**
- **5 Bedrooms**
- **En-Suite**
- **Lounge with Feature Wood Burner**
- **Dining Room**
- **Kitchen/Dining Room And utility Room**
- **Conservatory**
- **Play Room**
- **Family Bathroom**
- **Easy to maintain Rear Garden**

To view call 01568 616666



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Situated on the popular Godiva Road development a most spacious and well presented detached house offering extremely energy efficient living accommodation which is fully UPVC double glazed, to include a reception hall, lounge with impressive wood burning stove, dining room, rear conservatory, a modern, well fitted kitchen/breakfast room, utility room, sitting room/playroom, ground floor cloakroom/W.C, 5 good size bedrooms, en-suite/shower room and a main family bathroom. Outside plenty of parking to front for vehicles and an easy to maintain, safe and secure garden to rear with summerhouse and storage shed. The property is situated in an attractive position siding onto open Linea Parkland with pleasant walks and also close by is a Morrisons supermarket. Leominster's town centre offers a wide range of amenities and also has good schooling. Details of 98 Godiva Road, Leominster are as follows:

A recess porch with a quarry tiled floor and an entrance door opens into a welcoming reception hall having oak engineered flooring which continues throughout the ground floor, a door into a useful understairs storage cupboard and double opening doors leading into the lounge. A feature of the lounge is a glass fronted wood burning stove, inset into an attractive and a rustic brick wall surround with woodstore to side. The lounge has a bay UPVC double glazed window to front, built-in TV stand with shelving and drawers and an oak archway leading into the dining room. The dining room has ample room for a family size dining table, an opening through into the kitchen with shelf and to the rear of the dining is a double glazed sliding patio door giving access into a Conservatory. The Conservatory has a glass roof, double glazed windows overlooking the rear garden, power, lighting, a UPVC double glazed door to one side and a double glazed sliding patio door giving access to a rear patio. From the dining room an archway leads into the kitchen/breakfast room. (Which can also be accessed off the reception hall). The modern, well fitted kitchen has wooden working surfaces with an inset sink unit with mixer tap and hose over, cupboards under and working surfaces continuing with base units of cupboards and drawers. There is space and plumbing for a dishwasher and built into the working surface is an AEG induction hob with a concealed extractor fan with light over and an electric oven under. The kitchen also has a small breakfast bar with wine rack and cupboards under, further working surfaces with cupboards and drawers under, a range of eye-level cupboards with glass fronted display cabinets, a UPVC double window overlooking the rear garden and a sliding door giving access into a utility room. The utility room has a working surface with an inset, stainless steel sink unit with cupboards, drawer and shelving under, also a housing unit with shelving with space under for an American style fridge/freezer and planned space and plumbing for a washing machine and tumble dryer. From the utility room a door opens into a good size walk-in store room with lighting and fitted shelving. A door from the utility room gives access to the rear garden. From the reception hall a door opens into a sitting room/playroom. The sitting room/playroom has a UPVC double glazed window to front with an attractive view over Linea Parkland. From the reception hall a door opens into a ground floor

cloakroom/W.C, having a low flush W.C, pedestal wash hand basin and a frosted UPVC double glazed window to front. From the reception hall a staircase rises up to an attractive gallery landing having an inspection hatch to the loft space above and a door into an airing cupboard housing a factory insulated hot water cylinder with shelving over. Doors from the landing lead off to bedrooms and bathroom. Bedroom one. The good size master bedroom has a UPVC double glazed window to front with far reaching views over neighbouring countryside, also ample room for bedroom furniture, double opening doors into a wardrobe fitment and a door into an en-suite shower room. The en-suite shower room has a shower cubicle with a Triton electric shower over, pedestal wash hand basin and a low flush W.C. There is also a ceiling light, extractor fan and a frosted UPVC double glazed window to side. Bedroom two is also a good size, double bedroom, having a built-in wardrobe fitment and a UPVC double window to front with an attractive view. Bedroom three is a good size double bedroom having a UPVC double glazed window to rear. Bedroom Four has a UPVC double glazed window to front, Bedroom five has a built-in storage unit with shelving under and a hanging rail and UPVC double glazed window to the rear. From the landing a door opens into the main family bathroom comprising of a suite to include a side panelled bath with an electric shower over, wash hand basin with vanity unit under and a low flush W.C. The bathroom has tiled splashbacks, extractor fan and a frosted UPVC double glazed window to rear.

OUTSIDE.

The property is situated in an attractive cul-de-sac position, siding onto open Linea Parkland and has a driveway to front with parking for a motor vehicle, with a further brick paved parking area. There is an outside cold water tap and gated access to the rear. Set to one side of the property is a gate giving access to a sheltered storage area.

REAR GARDEN.

The property enjoys an enclosed and secure rear garden having a slabbed seating area with outside cold water tap, outside security lighting and steps leading up to the main garden. The main garden is laid to AstroTurf and to the rear of the garden is an attractive timber built summer house and also at the rear a useful timber built with a useful, covered storage area.

SERVICES.

All mains services are connected, gas fired central heating and telephone subject to BT regulations.

AGENTS NOTE.

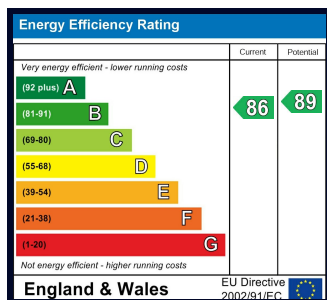
The properties energy efficiency has been most improved by the current owners to include a ducted heating system, fuelled by the wood burner (gas central heating works as normal), also solar panels generating an annual income.

ROOMS AND SIZES

Reception hall	
Lounge	4.98m x 3.35m (16'4" x 11')
Dining Room	3.20m x 2.87m (10'6" x 9'5")
Sunroom	3.07m x 3.10m (10'1" x 10'2")
Kitchen/Dining Room	3.66m x 3.20m (12' x 10'6")
Utility Room	3.23m x 1.60m (10'7" x 5'3")
Sitting Room/Playroom	3.73m x 2.36m (12'3" x 7'9")
Ground Floor Cloakroom/W.C.	
Bedroom One	3.51m x 3.45m (11'6" x 11'4")
Bedroom Two	3.78m x 2.64m (12'5" x 8'8")
Bedroom Three	3.43m x 2.82m (11'3" x 9'3")
Bedroom Four	2.84m x 2.01m (9'4" x 6'7")
Bedroom Five	3.35m (max) x 2.62m (11' (max) x 8'7")
Family Bathroom	
Rear Garden	

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.

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