



**JonathanWright**  
estate agents



**1 Maes Corton, Presteigne, LD8 2HX. £325,000**

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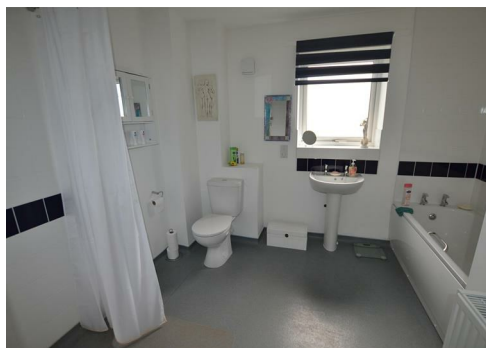
### **PROPERTY FEATURES**

- **Detached Bungalow**
- **3 Good Size Bedrooms**
- **Lounge**
- **Kitchen/Dining Room**
- **Bathroom/Wet Room**
- **All Doors Designed For Wheelchair Access**
- **Front And Rear Gardens**
- **Detached Garage**
- **Edge Of Town**
- **Air Source Pump Heating System**

**To view call 01568 616666**



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Situated in an attractive and modern development being surprisingly spacious and well presented modern detached bungalow offering UPVC double glazed accommodation to include a welcoming reception hall, lounge with fireplace, kitchen/dining room, 3 double bedrooms, walk-in airing cupboard, bathroom/wet room and outside gardens to front, enclosed and secure garden to rear, driveway with parking for vehicles and a detached garage with power and lighting.

Maes Corton is situated on the edge of the market town of Presteigne enjoying good amenities to include shops, cafes and restaurants, also close by are attractive walks and the market town of Leominster is only a short drive away.

Details of 1 Maes Corton, Presteigne are further described as follows:

The property is a modern detached bungalow.

A canopy porch with outside lighting with a composite entrance door opens into a wide and welcoming reception hall.

The reception hall has a frosted UPVC double glazed window to front, wooden laminated flooring, inspection hatch to the partially boarded and lighting to the loft space above and doors from the reception hall lead off to the living accommodation.

The light and airy lounge has a feature fireplace with an electric flame effect fire standing on a raised hearth with mantle shelf over. There is also plenty of power points, TV aerial point and UPVC double glazed French doors opening out to a rear patio.

From the reception hall a door opens into the kitchen/dining room. The good size, well fitted kitchen has a working surface with an inset, stainless steel sink unit, cupboards under, space and plumbing for a washing machine and space for the tumble dryer. The working surfaces continue with base units of cupboards and drawers, built into the working surface is an AEG electric hob with a matching electric oven under, a planned space for an upright fridge/freezer, matching eye-level cupboards and a matching larder unit. The kitchen/dining room has a UPVC double glazed window to rear, 2 full length UPVC double glazed windows to side and ample room for a dining table. From the reception hall a door opens into a useful cupboard with shelving, a door into a large walk-in airing cupboard with lighting and also housing a hot water cylinder.

Doors from the reception hall lead off to bedrooms and bathroom as listed.

Bedroom one is a good size double bedroom having a UPVC double glazed window to front with far reaching and attractive view.

Bedrooms two is also a good size double bedroom with ample room for bedroom furniture and a UPVC double glazed window overlooking gardens to rear.

Bedroom three is also a generously sized bedroom having a UPVC double glazed window to front with an attractive outlook.

From reception hall a door opens into the bathroom/wet room having a suite to include a side panelled bath, pedestal wash hand basin, low flush W.C and a mains fed shower within the shower area. There are tiled splashbacks, extractor fan, shaver socket and a frosted UPVC double glazed window to the front.

#### OUTSIDE.

The property is situated in a most attractive, modern development on the edge of the market town of Presteigne. The property is accessed over a pedestrian pathway and on to a brick paved driveway with parking for vehicles.

There is also a slab pathway giving access to the front door and the good size front garden is attractively laid out with lawned gardens, shrub borders and a secure wood gate giving access to the rear of the property. At the end of the driveway an up and over door opens into a detached garage.

#### GARAGE.

The good size garage has power, lighting and a UPVC double glazed door giving access to the side of the property.

#### REAR GARDEN.

The property enjoys a most private and secure rear garden having a slabbed patio seating area, external power points, outside lighting and a cold water tap. The garden is laid mainly to lawn with floral borders, a large lawned garden area set to one side, a good size storage shed and set to the other side is a further lawned garden.

#### SERVICES.

Mains water, mains drainage, mains electricity and heating via an air source pump.

#### AGENTS NOTE.

The property was built during 2021 and has the remaining years of an NHBC Builders Guarantee. The property has smoke alarms and a sprinkler system fitted, also all doors have been designed for wheelchair access, power points and sockets are easy to reach.

## ROOMS AND SIZES

Reception Hall

Lounge 4.06m x 3.73m (13'4" x 12'3")

Kitchen/Dining Room 5.23m x 3.56m (17'2" x 11'8")

Bedroom One 3.73m x 3.48m (12'3" x 11'5")

Bedroom Two 3.58m x 3.66m x 1.83m (11'9" x 12'6")

Bedroom Three 3.35m x 2.64m (11' x 8'8")

Bathroom/Wet Room 3.07m x 2.54m (10'1" x 8'4")

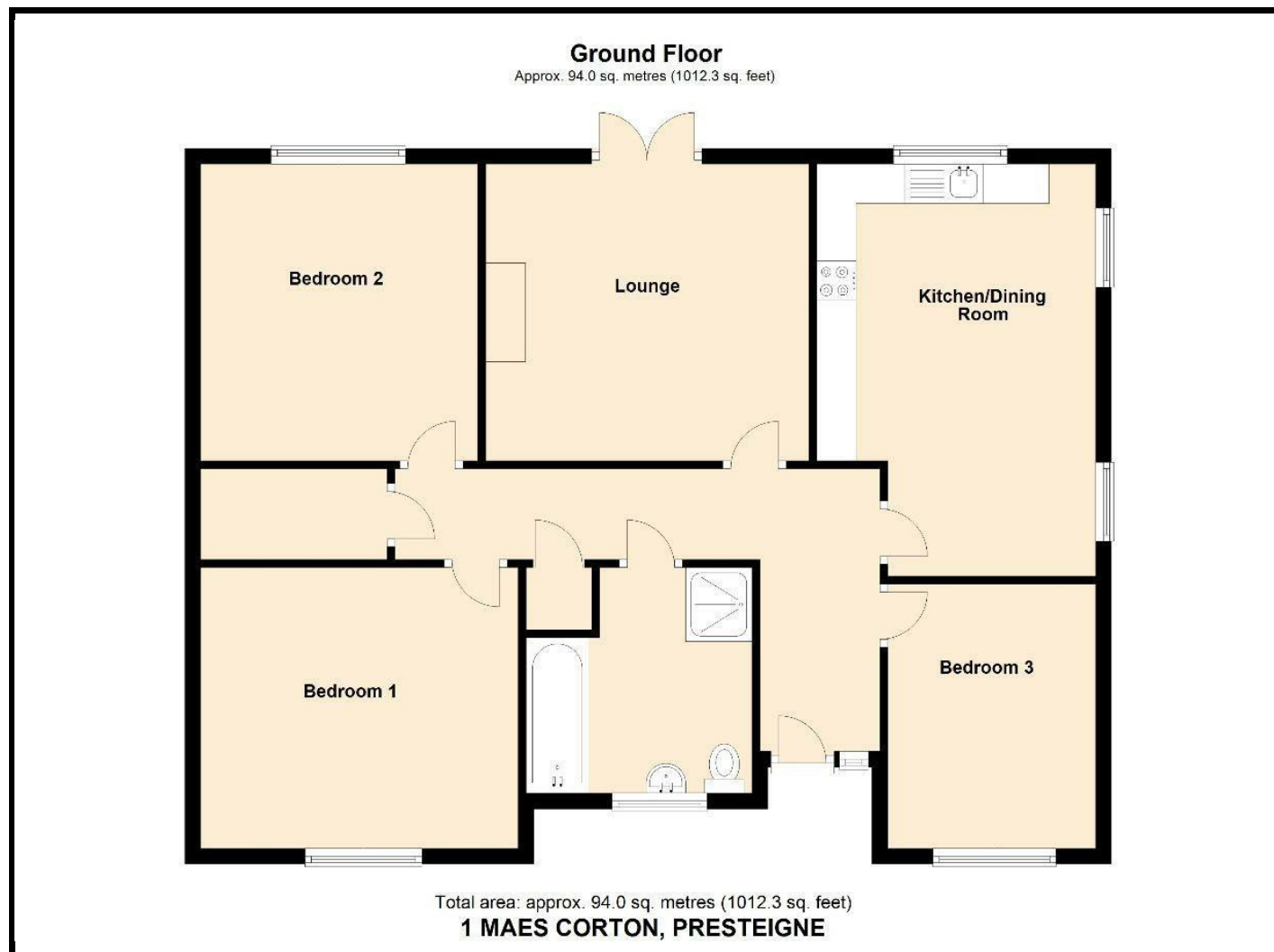
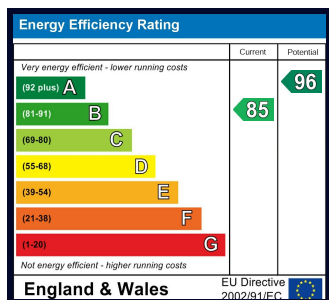
Detached Garage 6.02m x 3.07m (19'9" x 10'1")

Rear Garden

## PROPERTY INFORMATION

Council Tax Band - D

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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