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4 Presbytery Close, Leominster, HR6 8QP. £525,000

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PROPERTY FEATURES

- **Spacious Detached House**
- **4 Bedrooms**
- **Large Lounge**
- **Separate Dining Room**
- **Kitchen/Breakfast Room**
- **Garden Room**
- **Utility and Boot Room**
- **Adjoining Garage & Parking For vehicles**
- **Large Gardens**
- **Walking Distance Of Town Centre**

To view call 01568 616666



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Situated in a most desirable and tucked away small development, an attractive and spacious detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, good size lounge with fireplace, separate dining room, kitchen/breakfast room, garden room, utility and boot room, ground floor cloakroom/Wc, 4 good size bedrooms, en-suite shower room and a main family bathroom. Outside is a brick paved driveway with parking for vehicles, an adjoining double garage and the property is surrounded by an attractive large gardens with storage room workshop. Presbytery Close is within walking distance of the town centre and amenities to include shops, supermarkets, cafes, restaurants, library, sports centre with swimming pool good schooling and a train station.

A large canopy porch with outside lighting and an attractive entrance door opens into a welcoming reception hall. The reception hall has a frosted porthole window to front, vinyl floor covering and a door leading into the lounge. The good size lounge has a feature fireplace with a gas living flame effect fire standing on a raised hearth with fire surround and mantle shelf over. The lounge has a double aspect of a UPVC double glazed window to front, UPVC double glazed patio door to rear, a dado rail, wall lighting and an attractive ceiling cornice.

From the reception hall an archway leads into a good size dining room, which is an ideal space for entertaining with room for a family size dining table and a UPVC double glazed window overlooking gardens to the rear.

From the hallway a door opens into the kitchen/breakfast room. The kitchen area has a working surface with an inset stainless steel sink unit with cupboards and an integral dishwasher under and working surfaces continue with further units under of cupboards and drawers. Built into the working surface is a 4 ring gas hob with a stainless steel extractor hood with light over and situated in a housing unit is a Neff electric oven and microwave over. There is an integral fridge/freezer and a UPVC double glazed window to front. The breakfast area has room for a breakfast table and from the kitchen/breakfast room an archway leads into a delightful garden room.

The garden room has UPVC double glazed windows overlooking attractive gardens, power points and UPVC double glazed French doors opening out to the rear patio. From the kitchen/breakfast room a door opens into a utility room having a working surface with an inset stainless steel sink unit with cupboards and space and plumbing under for an automatic washing machine and there is also shelving, a larder unit and eye-level cupboards.

An archway off the utility room leads to a useful rear hallway/boot room having a built-in cloaks cupboard with shelving and an adjoining storage unit. There is also a double glazed window overlooking gardens and a UPVC double glazed door opening to a veranda providing sheltered access to the rear of the garage.

From the reception hall a door opens into a modern and spacious cloakroom/ Wc having a wash hand basin with vanity unit under and a low flush Wc. There are tiled splashbacks, heated towel rail, extractor fan and a frosted porthole window.

From reception hall a staircase rises up to a first floor gallery landing having an inspection hatch to the loft space above, window to front 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 as listed.

Bedroom one. The good size double bedroom has a built-in

wardrobe fitment with sliding doors, a UPVC double glazed window with attractive outlook to rear, ample room for bedroom furniture and a door into an en-suite shower room. The modern fitted en-suite has a shower cubicle with an electric shower and glass shower screen. There is also a wash hand basin with vanity unit under, a low flush W.C. frosted UPVC double glazed window to front, inset lighting, extractor fan and a heated towel rail.

Bedroom two is also a good size room having a UPVC double glazed window to rear.

Bedroom three enjoys a double aspect of a UPVC double glazed window to rear and a UPVC double glazed window to side.

Bedroom four is a good size single bedroom and would also make a good office, having a UPVC double glazed window to rear.

From the landing a door opens into the family bathroom having a modern 4 piece suite to include a corner shower cubicle with electric shower over, side panelled bath, wash hand basin and Wc inset into a vanity unit, a frosted UPVC double glazed window to front and a heated towel rail.

OUTSIDE.

The property is situated in a most sought after and tucked away, small cul-de-sac and has a brick paved driveway with parking for vehicles. There are attractive lawned gardens with shrub and floral borders and brick paved pathway gives access to the front door. Lawned gardens continue to each side of the side of property giving access to the rear.

DOUBLE GARAGE.

At the end of the driveway a motorised door gives access into an adjoining garage with power, lighting, access into a useful attic space for storage, a fitted sink unit with shelving under and space for additional fridge/freezer. To the rear of the garage is a door giving access to the rear.

REAR GARDEN.

The property has large and extensive rear gardens to include a good size patio seating area, slab pathways, lawned gardens and deep well stocked floral and shrub borders.

There is a most attractive floral garden with gravelled walkways and situated at the side of the property is a useful brick workshop, which has been sub-divided having power, lighting and shelving.

SERVICES.

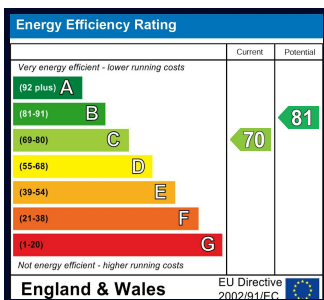
All mains services connected, gas fired central heating and telephone subject to BT regulations.

ROOMS AND SIZES

Reception Hall	
Lounge	5.79m x 3.66m (19' x 12')
Dining Room	3.71m x 3.28m (12'2" x 10'9")
Kitchen Area	3.23m x 2.36m (10'7" x 7'9")
Breakfast Area	3.73m x 2.95m (12'3" x 9'8")
Garden Room	3.63m x 2.62m (11'11" x 8'7")
Utility Room	2.67m x 1.45m (8'9" x 4'9")
Ground Floor Cloakroom/W.C.	2.18m x 1.85m (7'2" x 6'1")
Bedroom One	4.75m x 3.58m (15'7" x 11'9")
En-Suite/Shower Room	
Bedroom Two	3.71m x 2.97m (12'2" x 9'9")
Bedroom Three	3.71m x 2.77m (12'2" x 9'1")
Bedroom Four	2.90m x 2.06m (9'6" x 6'9")
Adjoining Garage	5.51m x 4.72m (18'1" x 15'6")
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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