



Bradnor, Ryelands Grove, Leominster, Herefordshire HR6 8QA. £343,000

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Leominster
Herefordshire
HR6 8QA**

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PROPERTY FEATURES

- **A Spacious Detached Bungalow**
- **2 Double Bedrooms**
- **Views to the Rear**
- **Lounge/Dining Room**
- **Kitchen/Breakfast Room**
- **Bathroom**
- **Utility Room/Cloakroom/W.C.**
- **Gardens To Front And Rear**
- **Driveway for a Small Vehicle**
- **Good Size Garage**

To view call 01568 616666



JonathanWright
estate agents





Situated in a most enviable position on the edge of Leominster and backing on to fields, a well presented and spacious detached bungalow offering accommodation to include an enclosed porch, a welcoming reception hall, a good sized lounge/dining room with fireplace, kitchen/breakfast room, two double bedrooms, bathroom, utility room, separate cloakroom/WC and outside, a driveway to the front with parking for a small vehicle, attractive gardens to front and rear and a garage with power and lighting.

Ryelands Grove is only a short walk from Leominster's town centre with a good variety of shops and supermarkets, cafe's and restaurants and a train station with regular services to the nearby Cathedral city of Hereford. Also close by are attractive countryside walks.

A UPVC double glazed entrance door opens into closed porch with UPVC double glazed windows to the front, power, lighting and a door opening into the reception hall.

The welcoming reception hall has an inspection hatch to the loft space above with drop down ladder and doors off to the living accommodation.

Lounge/dining room has a feature fireplace with a raised hearth, fire surround and mantel shelf over. There is a UPVC double glazed sliding patio door giving access to the rear garden and also enjoying a rural view to the rear, UPVC double glazed window to the side and ample room for a dining table.

From the reception hall, the door opens into the kitchen/breakfast room having a working surface with an inset stainless steel sink unit with cupboards and drawer under and working surfaces continue with base units of cupboards, drawers and a planned space for a fridge. The kitchen also has a matching upright larder unit, eye level cupboards, planned space for an electric cooker with a concealed extractor fan light over, tiled splashbacks, a UPVC double glazed window overlooking attractive gardens to the front and room for a breakfast table.

From the reception hall, a door opens into a large airing cupboard housing a hot water cylinder with shelving and from the reception hall a door opens into Bedroom one.

Bedroom one is a good sized bedroom with a UPVC double glazed window to the rear with a most attractive outlook over neighbouring fields and also has ample room for bedroom furniture and double opening doors into a built in wardrobe fitment with hanging rail and shelving.

Bedroom two is also a generously sized double bedroom and has a built in wardrobe fitment and a UPVC double glazed window to the side.

From the reception hall a door opens into the bathroom having a bathroom suite in white, to include a side panelled bath with a Mira electric shower over, a

pedestal wash hand basin and low flush WC. The bathroom also has an extractor fan, tiled splashbacks, a frosted UPVC double glazed window to the side, heated towel rail and a shaver socket.

From the porch, a door then opens into a most useful utility/boot room having a working surface with an inset stainless steel sink unit with cupboard under. planned space and plumbing for a washing machine and room for a further appliance. The utility room also has a glazed panelled door to the side of the property and a door which opens into a cloakroom/WC having a low flush WC, pedestal wash hand basin and extractor fan. From the utility room a glazed panel door the gives access into the integral garage.

OUTSIDE

The property, is situated in a most sought after and select residential position on the edge of Leominster town and backing on to open fields and countryside. To the front is gated access on to a driveway with parking for a small vehicle and also pedestrian gated access and a pathway giving access to the front door. There are attractive gardens to the front which are laid to lawn and also having deep shrub borders and there's gated access to either side of the property leading onto the rear garden. At the end of the driveway an up and over door gives access into a good sized garage. The garage has power, lighting, window to the side and also situated in the garage is a modern Worcester gas fire boiler heating hot water and radiators as listed.

REAR GARDEN

The property enjoys a private rear garden which enjoys views over open countryside and fields and is laid to lawn with shrub borders and the lawned gardens continue to one side of the property. There is well maintained hedging to boundaries, outside lighting, a hard standing ideal for a storage shed or workshop and to one side of the property is an outside cold water tap.

SERVICES

The property has mains water, mains gas, mains electricity and telephone subject to BT regulations. The property has a private drainage with the top water taken to a neighbouring pump house which is owned by Welsh Water.

ROOMS AND SIZES

Lounge/Dining Room 6.12m x 4.37m (20'1 x 14'4)

Kitchen/Breakfast Room 3.96m x 2.74m (13' x 9')

Bedroom One 4.88m x 2.87m (16' x 9'5)

Bedroom Two 3.25m x 3.12m (10'8 x 10'3)

Bathroom

Utility/Boot Room 3.40m x 1.96m (11'2 x 6'5)

Cloakroom/WC

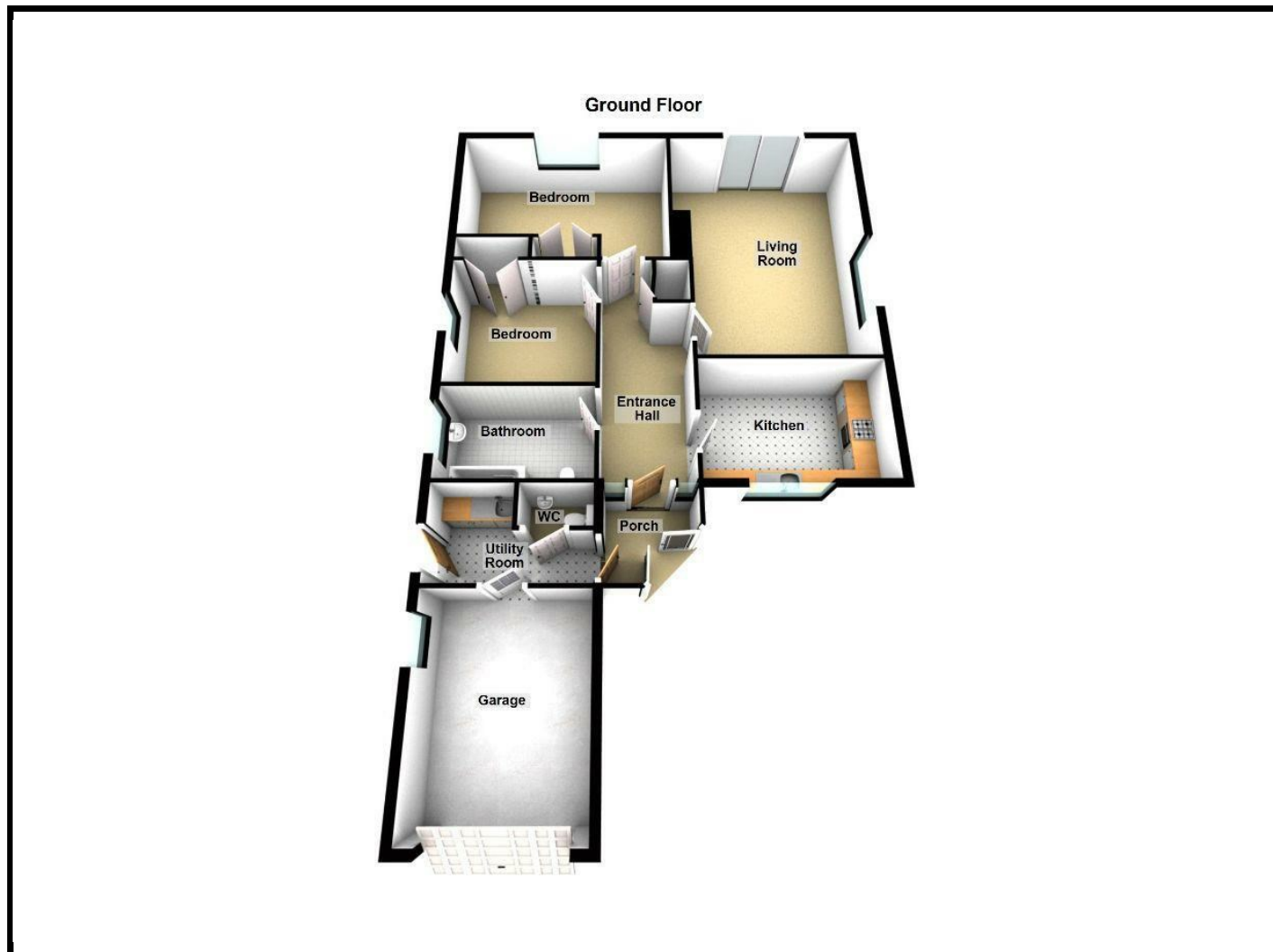
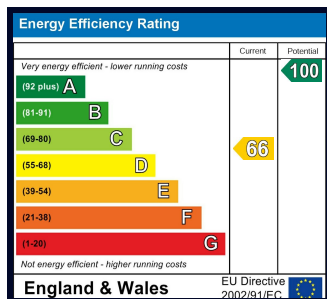
Garage 4.42m x 3.38m (14'6 x 11'1)

Gardens To Front And Rear

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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