



**The Paddock Mayern Close, Leominster, HR6 8PU. £434,950**



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Leominster  
HR6 8PU**

**£434,950**

### **PROPERTY FEATURES**

- **Detached House**
- **4 Good Size Bedrooms**
- **En-suit/W.C.**
- **Lounge**
- **Dining Room**
- **Conservatory**
- **Well Fitted Kitchen**
- **Ground Floor Cloakroom/W.C.**
- **Adjoining Garage And Driveway With Parking**
- **Gardens To Front And Rear**

**To view call 01568 616666**



**JonathanWright**  
estate agents







Situated in a select and quiet cul-de-sac within a few moments walking distance of Leominster's main town centre, a detached modern house offering double glazed and gas fired centrally heated living accommodation having a large reception hall, lounge, separate dining room, conservatory, fitted kitchen with appliances, utility room. 4 large bedrooms, main family bathroom with separate shower cubicle, an adjoining garage, brick paved driveway to front and enclosed lawn and patio gardens to rear. An internal inspection is recommended of this property and viewing is strictly by prior appointment with the selling agents. Details of The Paddock, Mayern Close, Leominster are further described as follows:

The property is a large detached house of brick construction.

A recess porch gives access under and through a double glazed entrance door into a wide and long reception hall.

The reception hall has laminate flooring, lighting, power, panelled radiator and a door opening into a lounge.

The lounge has a feature fireplace, mantle shelf over and an inset coal and living flame effect gas fire.

There is a double glazed window to front, lighting, power, panelled radiator and double opening doors opening into the dining room.

The dining room has wooden laminated flooring, lighting, power, panelled radiators and an archway opening into the conservatory.

The conservatory has UPVC double glazed and opening windows, tiled roof over and a door opening to the outside.

From the reception hall a door opens into the kitchen, which also has a connecting arch into the dining room and conservatory.

The well fitted, modern kitchen has units to include an inset, single drainer sink unit, working surfaces and base units under of cupboards and drawers. In a housing unit is a fan assisted electric oven with grill, also a 4 ring gas hob with an extractor hood with light over. The kitchen has lighting, power, a double glazed window to rear, ceiling down lighters and a door leading through into the utility room.

The utility room has a single drainer sink unit, working surfaces, base units under, space and plumbing for a washing machine and dish washer. There is a wall mounted gas boiler heating hot water and radiators as listed and a door opening into the cloakroom.

The cloakroom has a low flush W.C.

A door from the utility room opens into the gardens to rear and another door opens into the garage.

From the reception hall a staircase rises to a half landing, being split-level.

Bedroom one. The measurement of bedroom one is

taken to the front of large floor to ceiling and wall to wall wardrobe fitment, mirrored doors, dressing table and storage. There is a double glazed window to front, laminate flooring, radiator, lighting and power.

Bedroom two has a double glazed window to rear, lighting, power and a panelled radiator.

Bedroom three has a double glazed to front, lighting, power and a panelled radiator.

From the split-level landing another door opens into bedroom four.

Bedroom four has 2 Velux roof lights, one to front and one to rear, lighting, power, panelled radiator, under eaves storage and an en-suite/cloakroom.

The en-suite/cloakroom has a low flush W.C. and wash hand basin.

Off the landing a door opens into the bathroom having a full sized suite in white of a panelled bath, mixer tap with shower attachment over, vanity wash hand basin, low flush W.C, separate shower cubicle, direct from the hot water system, tiling to splashbacks including a window sill with an opaque window to rear. There is a vertical heated towel rail/radiator and an airing cupboard.

#### OUTSIDE.

The property is approached to the front across a brick paved driveway with parking for motor vehicles, low brick retaining walls and adjoining the property is an integral garage.

#### GARAGE.

The garage has an up and over front door concreted flooring, power, lighting and a small double glazed window to side.

A connecting door from the garage opens into the utility room.

#### REAR GARDEN.

The garden to rear can be easily accessed across the side of the property, with the rear garden having a large coloured flagged patio area, a raised timber deck area, crazy paved pathways, several garden sheds and stores and workshops. There is a lawned garden with fruit trees and being relatively private and not overlooked.

#### SERVICES.

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

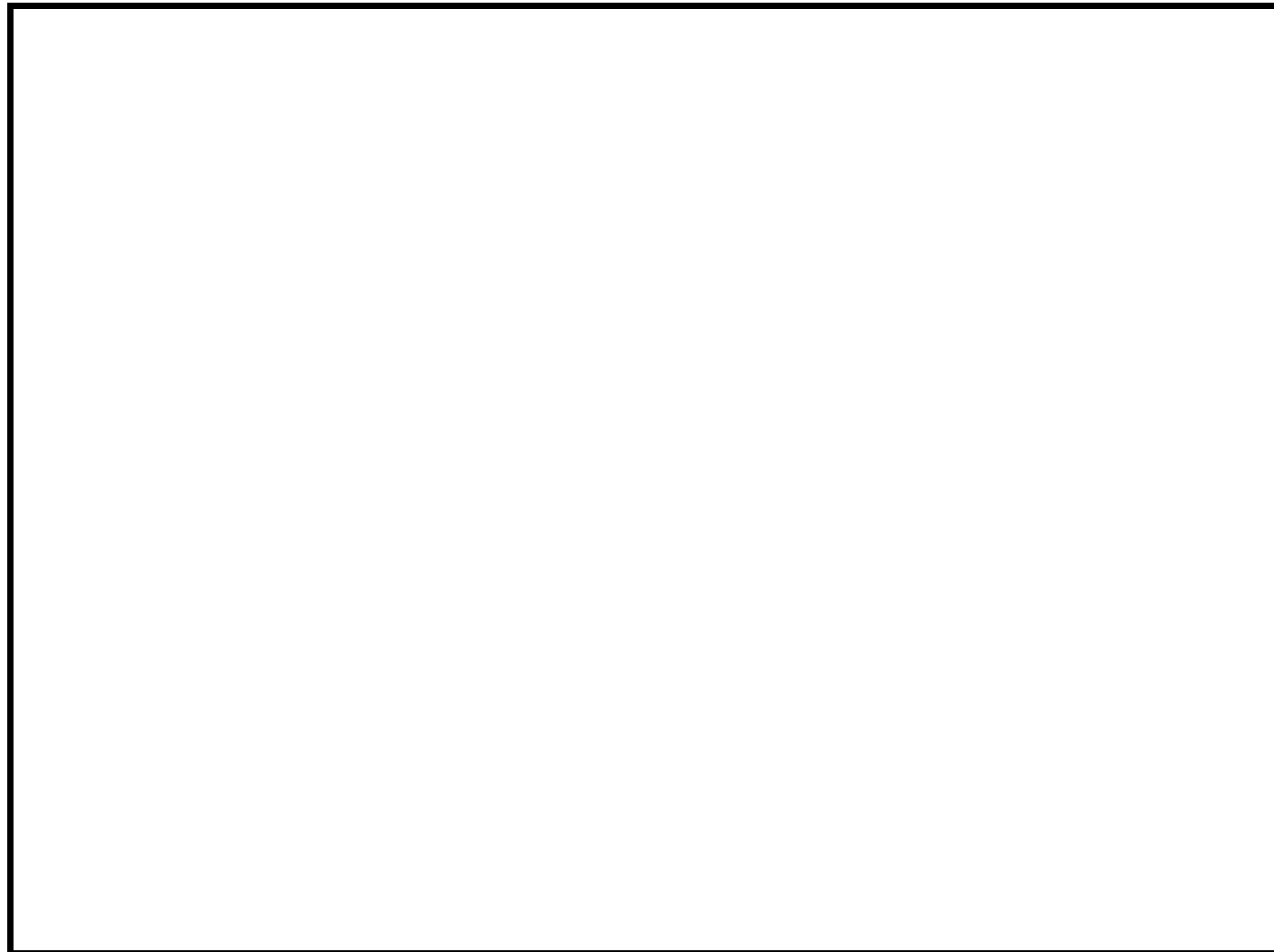
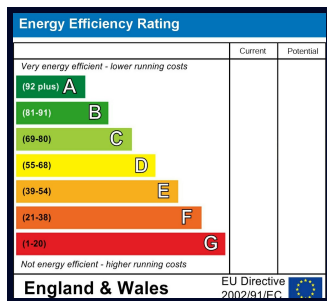


## ROOMS AND SIZES

Reception Hall	4.72m x 2.74m (15'6" x 9')
Lounge	5.44m x 3.71m (17'10" x 12'2")
Dining Room	3.71m x 2.97m (12'2" x 9'9")
Conservatory	3.25m x 2.59m (10'8" x 8'6")
Kitchen	3.96m x 2.01m (13' x 6'7")
Utility Room	2.67m x 1.52m (8'9" x 5')
Ground Floor W.C.	
Bedroom One	4.75m x 3.05m (15'7" x 10')
Bedroom Two	3.66m,0.91m x 3.66m,0.61m (12,3" x 12,2")
Bedroom Three	3.00m x 3.00m (9'10" x 9'10")
Bedroom four	5.64m x 3.45m (18'6" x 11'4")
En-Suite/Cloak Room	
Family Bathroom	
Garage	5.41m x 3.48m (17'9" x 11'5")

## 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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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