



JonathanWright
estate agents



23 Buckfield Road, Leominster, Herefordshire HR6 8SF. £307,500

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Leominster
Herefordshire
HR6 8SF**

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PROPERTY FEATURES

- A Well Presented Detached House
- 3 Bedrooms
- Light Lounge
- Kitchen/Dining Room
- Conservatory
- Modern Bathroom
- 2 Driveways to the Front
- Enclosed Rear Garden
- Patio with Veranda and Bar
- Garage/Workshop

To view call 01568 616666



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Situated on the popular Buckfield Road development, an extremely well presented and spacious detached house offering fully UPVC Doubled glazed and gas fired centrally heated accommodation to include an enclosed porch, a welcoming reception hall, a light lounge, a good sized kitchen/dining room, conservatory, three bedrooms a modern bathroom and outside a patio garden to front, an enclosed safe and secure garden to rear with veranda and bar, two driveways with parking for vehicles and a recently constructed workshop/garage with power and lighting. Within walking distance of the property is a Morrisons supermarket and also attractive walks over nearby linear parkland. There are regular bus services into Leominster's town centre which offers a good range of amenities to include shops, supermarkets, cafes and restaurants and Leominster also has good schooling and a sports centre with swimming pool.

A UPVC double glazed entrance door opens into an enclosed porch with UPVC double glazed windows to front and side and a glazed panelled door that opens into the welcoming reception hall. The reception hall has a door to a useful understairs cupboard and a second door opening into a larger cupboard with fitted shelving. From the reception hall a door opens in the lounge. The light lounge has a UPVC double glazed window to the front, plenty of power points and a TV aerial point. From the reception hall, a half glazed door opens into the kitchen/dining room. The kitchen/dining room is modern and well fitted with wooden working surfaces and a Belfast sink with cupboard under and mixer tap over. There are base units to include cupboards and drawers and the kitchen also has space and plumbing for a washing machine and slimline dishwasher, a further working surface with space under for a tumble dryer and room for a further appliance and space for an upright fridge freezer. There is a range of matching eye-level cupboards, space for an electric cooker with a concealed extractor fan and light over and the kitchen also has tiled splashbacks, a UPVC double glazed window overlooking the attractive garden to rear and ample room for a family sized dining table. From the kitchen/dining room a double glazed sliding door opens into a conservatory. The conservatory has a brick built dwarf based with UPVC doubled glazed windows overlooking the rear garden. There are also power points, a radiator and UPVC double glazed French doors opening out to the rear garden. From the reception hall a staircase rises then turns to the first floor landing having a UPVC double glazed window to side, wall mounted digital thermostat control for the central heating system and an inspection hatch to the loft space up above. A door from the landing opens into an airing cupboard with

shelving and also houses a modern Worcester Bosch gas fired combination boiler heating hot water and radiators as listed. Doors then lead off to bedrooms and bathroom as listed.

Bedroom one is a good sized double bedroom, and has an open fronted wardrobe fitment with shelving and hanging rails and a large UPVC double glazed window to front allowing in plenty of natural light. Bedroom two is also a good sized double bedroom with ample room for bedroom furniture and a UPVC double glazed window overlooking the rear garden. Bedroom three has a built-in cabin bed with storage under, a UPVC double glazed window to front and the third bedroom would also make a comfortable home office/study.

From the landing, a door opens into a modern bathroom having a side panelled bath with a mains fed shower over and folding shower screen, pedestal wash hand basin and a low flush WC. The bathroom has tiled splashbacks, a frosted UPVC doubled glazed window to rear, heated towel rail and extractor fan.

OUTSIDE

The property is situated in an attractive cul-de-sac position within the popular and sought after Buckfield Road development. The property has a recently installed driveway to the front parking for vehicles and there is also a slabbed seating area enjoying the afternoon sunshine and a decorative stoned garden. To the side is a second driveway leading through double opening wrought iron gates, providing additional parking for further vehicles and at the end of the driveway an up and over door gives access into a recently constructed workshop/garage.

The workshop/garage has power, lighting, storage within the roof rafters and a door giving access to the rear garden. There is also gated access from the driveway to the rear garden.

REAR GARDEN

The property enjoys a private and secure rear garden, ideal for young families. The garden includes a stoned patio seating area with outside cold water tap and outside security lighting, a lawned garden and a large patio seating area with veranda and a timber built bar, providing a wonderful space for entertaining. Situated to the other side of the property is a useful storage area which also has a storage shed with power.

SERVICES

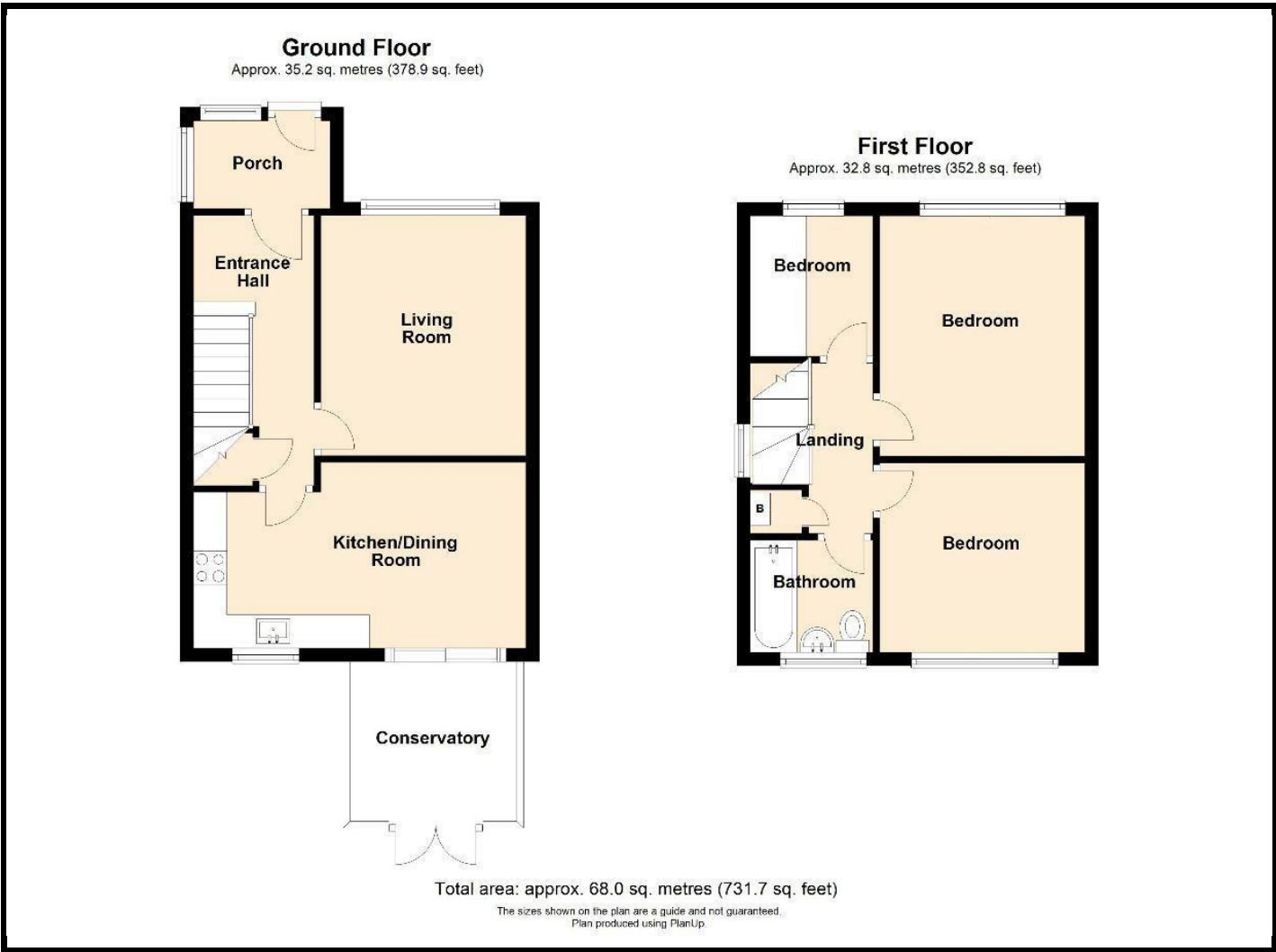
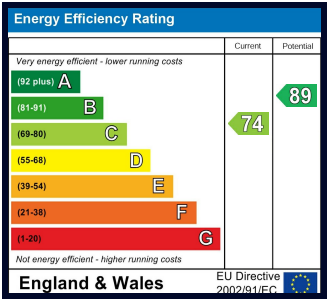
All main services connected and gas fired central heating via a modern Worcester Bosch combination gas fired boiler.

ROOMS AND SIZES

Reception Hall	
Lounge	3.56m x 3.05m (11'8" x 10')
Kitchen/Dining Room	4.98m x 2.77m (16'4" x 9'1")
Conservatory	2.62m x 2.18m (8'7" x 7'2")
Bedroom One	3.56m x 3.05m (11'8" x 10')
Bedroom Two	3.05m x 2.82m (10' x 9'3")
Bedroom Three	2.06m x 1.83m (6'9" x 6')
Bathroom	
Workshop	3.71m x 2.97m (12'2" x 9'9")

PROPERTY INFORMATION

Council Tax Band - C
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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