



JonathanWright
estate agents



25 Buckfield Road, Leominster, HR6 8SF. £325,000

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Leominster
HR6 8SF**

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PROPERTY FEATURES

- Detached House
- 3 Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Cloakroom/W.C.
- Shower Room
- Adjoining Garage
- Secure Rear Garden
- Garden Office

To view call 01568 616666





Situated in a pleasant cul-de-sac position a large detached family size home offering gas fired centrally heated and double glazed living accommodation having a porch, reception hall, lounge, archway into the dining room, fitted kitchen with appliances, rear hall, ground floor cloakroom/W.C, 3 bedrooms, large modern shower room with W.C. and outside pretty gardens to front, an adjoining good size garage with access into the enclosed rear gardens with patios, lawns and shrub gardens. There is also a substantial garden office with power, lighting, well insulated, plus the property has solar panels.

The full particulars of 25 Buckfield Road, Leominster are further described as follows:

The property is a large detached house of brick and part hung tiled elevations under a tiled roof. A leaded double glazed entrance door opens into an enclosed porch giving access through a glazed entrance door into the reception hall. The reception hall has a panelled radiator, power points, smoke alarm, under stairs storage and a door opening into the lounge. The lounge has a feature brick fireplace, mantle shelf over and an inset coal effect electric fire. There is a window to front, panelled radiator, lighting, power points and an archway leading through into the dining room.

The dining room has lighting, power, panelled radiator and a double glazed door opening into the gardens. From the reception hall a door opens into the kitchen. The modern fitted kitchen has units to include an inset, one and a half bowl sink unit, working surface, base units under of cupboards and drawers. There is an integral fridge, integral slim-line dishwasher, in a tall housing unit is a Whirlpool fan assisted electric double oven with grill and cupboard space over and under.

The kitchen has splashbacks, eye-level cupboards, an inset 4 ring ceramic induction hob, extractor hood with light over, window overlooking the garden to rear.

An archway from the kitchen leads through into a rear hallway with a door opening into a cloakroom. The cloakroom has a low flush W.C, built-in wash hand basin, vertical heated towel rail/radiator, fitted cupboards, eye-level cupboards and an opaque glazed window to rear.

A door from the rear hall opens into the gardens and also a door opening into the garage/utility room.

GARAGE/UTILITY.

Having an electric roller front door, power, lighting, space and plumbing for a washing machine, plenty of room for additional appliances and a wall mounted Worcester gas fired boiler heating hot water and radiators as listed.

From the reception hall a staircase rises and turns up to the first floor landing having a window to side, inspection hatch to roof space and power points. Bedroom one has built-in wardrobes, bedside cabinets, top boxes over and a large wardrobe fitment which can be included if requested. There is a widow to front, lighting and power.

Bedroom two has a widow to rear, lighting and power.

Bedroom three has a window to front, lighting and power.

Off the landing a door opens into the shower room. The shower room has a modern fitted suite of an enclosed W.C, wash hand basin, cupboards with drawers under and an easy walk-in, good size shower direct from the hot water system. There is wet board panelling, an extractor fan with light over, vertical heated towel rail/radiator and an opaque double glazed window to rear

OUTSIDE.

The property is approached to the front which is situated at the end of a select cul-de-sac. There is a lawned garden to front, tarmacadam driveway with parking for motor vehicles and access to the adjoining garage. There is access across a brick paved pathway through an opening gate into the rear gardens.

REAR GARDEN.

The safe and secure rear garden has panelled fencing to bath sides and rear boundary. There is a brick paved patio area, stone retaining walls, lawned garden, floral and shrub borders, brick paved corner seating area, a covered veranda and a substantial built office.

The office has a double glazed window to front, lighting, power, laminate flooring and the control system for the solar panels.

ROOMS AND SIZES

Reception Hall

Lounge 4.06m x 3.81m (13'4" x 12'6")

Dining Room 3.28m x 2.74m (10'9" x 9')

Kitchen 3.12m x 2.92m (10'3" x 9'7")

Ground Floor Cloakroom/W.C.

Garage/Utility Room 6.45m x 2.51m (21'2" x 8'3")

Bedroom One 4.11m x 3.66m (13'6" x 12')

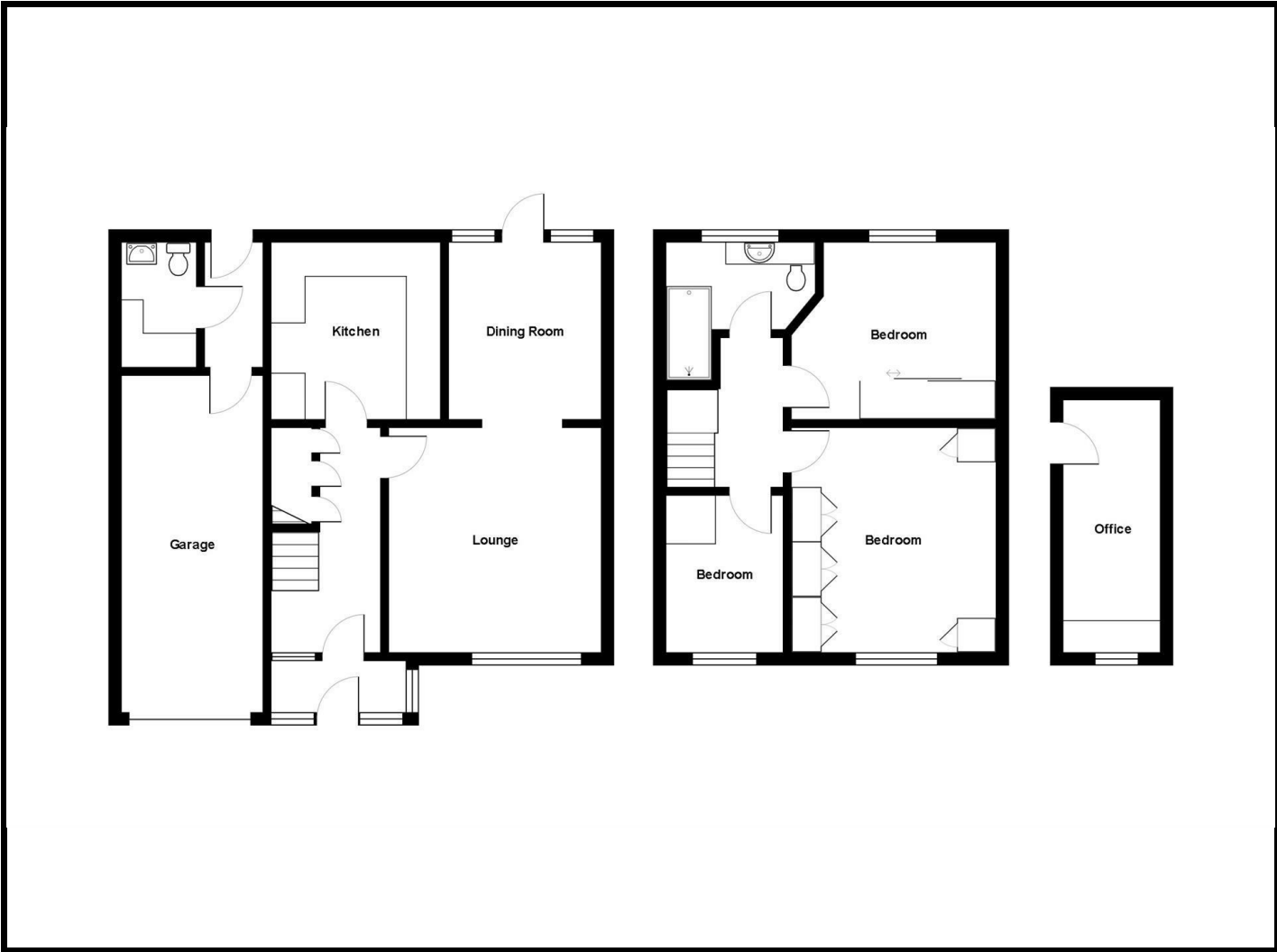
Bedroom two 3.05m x 2.97m (10' x 9'9")

Bedroom Three 2.79m x 2.06m (9'2" x 6'9")

Shower Room

Rear Garden

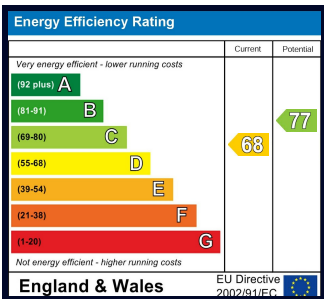
Garden Office 4.72m x 1.73m (15'6" x 5'8")



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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