



6 Burgage Close  
Lyonshall, HR5 3NB

£340,000

COBB  
AMOS

SALES | LETTINGS | AUCTIONS | NEW HOMES

# 6 Burgage Close

Lyonshall  
HR5 3NB

Situated in Herefordshire's popular village of Lyonshall, is this three double bedroomed detached house that has been sympathetically refurbished to create a lovely family home. The property boasts light and spacious accommodation finished to a high specification, garage and pretty landscaped gardens. Viewing is highly recommended to appreciate the high quality of accommodation on offer. The property is offered for sale with NO ONWARD CHAIN.

- Detached house
- 3 bedrooms, 2 reception rooms
- Garage
- Driveway parking
- 0.25 acre plot
- Village location

## Directions

Exit Leominster via Bargates, passing Morrisons supermarket on the left, at the fork in the road turn left signed A44 Rhayader. Continue along this road, turning right signed A44 Pembridge, pass through the village of Pembridge heading towards Kington. Take the second left hand turning for Lyonshall on the A480 signed Hereford. Continue into the village taking the right turn to Burgage Close, bear left where the property can be located on the right hand side.



## Introduction

This well presented detached house is situated in a quiet cul-de-sac development in the village of Lyonshall. The light and spacious accommodation comprises: entrance hall, kitchen, sitting room, cloakroom, three double bedrooms, one en-suite and a family bathroom. Viewing is highly recommended.

## Property Description

The front door opens into the entrance porch which has an internal door opening into the entrance hall which has space for furniture or use as a home office or study. Here you are immediately met by a light and airy welcome which continues throughout the property. There is a staircase to the first floor. To the right is the sitting room which has a gas fire place with tile surround creating a cosy focal point to the room. There is a window to the front and an opening to the sunroom with space for a dining table and chairs and triple aspect windows overlooking the garden, flooding the room with natural light. A door to the side opens to a patio area. The kitchen has been recently fitted and has wall and base units. There is an eye level Montpellier double electric oven with a separate hob, integrated dishwasher, composite sink and space for a fridge freezer. The room has dual aspect windows to the front and rear and a door opening to the garage.

Stairs rise which split to the first floor bedrooms. Bedroom one is a generous double with dual aspect windows to the front and rear. Bedroom two is a double with a window to the front and benefits from a fitted double wardrobe, store cupboard and an en-suite shower room which has a shower cubicle, wc and basin. Bedroom three is a double with a window to the front and built in double wardrobe. The family bathroom is part panelled with a tiled floor and has a five piece suite to include; free-standing roll top bath, shower cubicle, basin, wc and bidet.

## Garden

The garden, like the property, has been well cared for and maintained by the current vendors, is not overlooked and covers a quarter of an acre. The front garden is mainly laid to lawn with a border stocked with mature shrubs and plants with a raised bed for flowers. There are gates to both sides of the property with access to the South West facing rear garden. This has been well stocked with flowers, plants and mature shrubs. It is fully enclosed by mature hedges and fencing plus two greenhouses, a wooden shed and a brick outbuilding. The patio creates a great place to sit and dine and enjoy the warmer weather and there are various seating areas including a gazebo from which to enjoy the sunset and a favourite tipple.

## Garage and Parking

The property has a single garage which benefits from light, power and water, with space and plumbing for a washing machine and tumble dryer. There is a cloakroom with wc and basin, a pedestrian door to the rear and a side door opening to the kitchen. Parking for several vehicles.

## Location

Located in the heart of Lyonshall, a popular Herefordshire village offering a church, village hall, children's playground and garden centre, surrounded by countryside which is ideal for walking and outdoor activities. Situated less than 3 miles from the well served town of Kington which offers an abundance of shops, sport and leisure facilities, schooling, doctors surgery and transport links. The area benefits from regular bus services to Hereford and Llandrindod Wells. From Hereford there are good rail services to London, Birmingham, Shrewsbury, Worcester, Cardiff, Manchester & Chester.

## Services

Herefordshire Council Tax Band E  
Freehold

**Do you have a property to sell or rent?**

We offer a free market appraisal and according to Rightmove we are the number one agent across our region for sales and lets agreed\*

\* Rightmove Intel - HR1, HR2, HR3, HR4, HR5, HR6, SY7, SY8 LD7, LD8

# Awaiting Energy Performance Certificate



