



SAMUEL WOOD

11 Townsend Park, Luston, Leominster, Herefordshire, HR6 0DZ

Asking Price £400,000



II Townsend Park

Luston, Leominster, Herefordshire, HR6 0DZ



- Substantially extended 3 bedroom Link Detached House
- Living Room with Woodburner
- Private Gardens
- Light and spacious Dining/Family/Kitchen
- Bricked driveway and Large Garage
- Popular North Herefordshire Village

This spacious extended and much improved 3 double bedroom link detached house sits in a cul-de-sac of similar properties in this popular and well serviced North Herefordshire village. The property enjoys excellent bricked driveway parking, large garage and private gardens. Accommodation benefitting from oil fired heating, upvc double glazing and woodburning stove includes an impressive and extended Kitchen/Dining/Family Room, Large Hallway, Living Room with woodburner, Rear Lobby, Utility Room and WC. Whilst on the first floor there are 3 Double Bedrooms, En-Suite Shower Room and House Bathroom. EPC – On order.



Luston is a popular village in North Herefordshire with a short drive into the popular town of Leominster whilst historic Ludlow sitting to the North is easily accessible. Village facilities include public house, village hall, church, junior school and active community. On the outskirts of the village there is a well regarded farm shop. Accommodation is fully described as follows.

Front door opens into

Open Plan Kitchen/Dining Room/Family Space 21'10" x 19'6" (6.66m x 5.95m)

The front section has been extended and has 4 double glazed roof windows letting in extensive natural light, and there are 5 other windows all to front elevation.

Dining Area/with Snug

Has ample room for large table and chairs and there is a small seating area.

Kitchen Area

Fitted with a range of matching units with white fronts, heat resistant work surfaces and tiled splashbacks. The kitchen has planned space for free standing cooker, space and plumbing for dishwasher and integrated fridge freezer.



Hallway

Having staircase to first floor
With understairs storage cupboard and double opening oak doors into

Living Room 19'5" x 12'0" (5.93m x 3.67m)

Which sits at rear of the house and has a lovely view over the garden via double doors out onto a decked seating area and a smaller window to rear side. There is a feature fireplace with woodburning stove sat on a slate hearth.

Inner Hallway

Having a range of cupboards

Utility Room 10'6" x 4'7" (3.22m x 1.40m)

Having window to frontage. Stainless steel sink unit with heat resistant work surface, base cupboard, space and plumbing for washing machine and room for dryer. Door into the boiler cupboard which houses the Worcester heatslave oil fired boiler which heats domestic hot water and radiators.

Cloakroom

Having door and window to rear garden and a suite in white of wash hand basin with vanity cupboard and wc.

First Floor Landing

Having access to roof space

Bedroom 1

Sits at the rear of the house and has large window overlooking garden, double doors into wardrobe cupboard and a useful dressing area sitting to the side of the

En-suite Shower Room

Having window to side, suite in white of wc, pedestal wash hand basin, bidet and corner shower cubicle with shower fitted and tiled splashbacks.

Bedroom 2

Has window to frontage

Bedroom 3

Has window to front side

House Bathroom

Has window to side and a suite in white of wc, pedestal wash hand basin, bidet, panelled bath with shower over.





Outside

The property is approached onto a bricked front driveway which provides parking for 3 / 4 vehicles, there is then a gravelled overspill area and mature hedging with picket gate to front elevation. Off the driveway an up and over door opens into property's garage. The first part is partitioned, providing useful storage and there are then further double opening doors into the larger second part having concrete floor, light and power fitted, door and window to rear garden. Off the driveway there is side access to the rear garden with secure gate and leads under a pergola. The rear garden is enclosed by high board fencing to one side along with hedges to the other side and rear elevations aiding privacy, there is a raised decked seating area with balustrade off the double doors in the lounge. Central lawned garden, some attractive flowering borders barked for low maintenance in mind, large apple tree, soft fruit section and corner gazebo.

Services

Mains electricity, mains water, mains drainage, oil fired heating to radiators with the addition of a wood burning stove in the lounge, windows are upvc double glazed. Broadband speeds Basic – 8 Mbps, Superfast – 80 Mbps, Ultrafast 1000 Mbps, Flood Risk – No Risk.



Directions

As you approach the village of Luston from the Ludlow direction, drop down the hill taking the first turning on your right into Townsend Close and the property will be found on your left after a short distance.







Floor Plans



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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CONTEMPORARY AGENCY • TRADITIONAL VALUES

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