

39 GODIVA ROAD

£400,000



“A great 5-bedroom family home in a popular location”

Leominster, Herefordshire

This beautifully presented, 5-bedroom family home is tucked away in a quiet corner of a popular residential area on the outskirts of Leominster. Enjoying an elevated position, with views out towards towards Bircher, this substantial property has a double garage, low maintenance garden and spacious internal accommodation.

- Great family home
- New family bathroom and ensuite
- Double garage
- Solar panels
- Newly installed kitchen/ utility
- 3 reception rooms
- Elevated position
- Air conditioning



Steps lead up to the front door which is sheltered by an attractive porch. Inside, the light and airy reception hall connects all the ground floor rooms and a central flight of stairs lead up to the first floor. To one side there is a room which could be purposed for a range of uses: such as a study, snug or children's playroom; to the other side, double internal glazed doors open to the dining room which looks out to the front of the property. Opposite is a cloakroom with newly installed WC and basin.

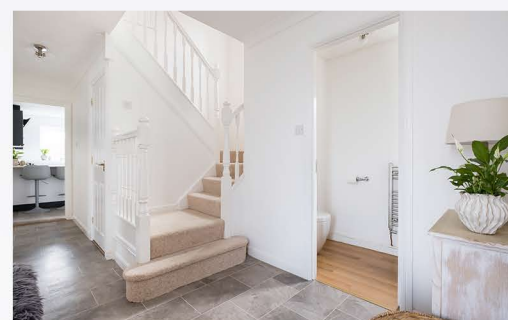
The hallway passes a useful storage cupboard and leads to the large living room: a light space thanks to the patio doors which open to the rear garden. A stylish feature fireplace houses an attractive gas fire.

At the end of the hallway lies the stylish, newly fitted kitchen with breakfast bar, and floor to ceiling storage units, with waist-height oven. There is plenty of counter space, built-in appliances, mood lighting and a large window overlooking the rear garden. The utility room connects directly to the rear of the kitchen and has an external door opening to the side of the property.

Upstairs, five bedrooms lie off the central landing. The generous master bedroom overlooks the rear garden and benefits from a bank of fitted wardrobes and a newly fitted en suite shower room. The sleek family bathroom has also been completely refitted with stylish tiling and a modern suite.

Outside: To the front there is a small ornamental garden, ample off-road parking and access to the double garage. A side gate and pathway leads around the property to the low-maintenance patio garden: an attractive, fully-enclosed space containing specimen shrubs and trees, edged by a brick wall boundary. There is also an elevated dining area: perfect for summer barbecues and al fresco dining.

Area: Godiva Road is a popular residential area on the outskirts of Leominster and offers convenient access to the town's facilities yet with the benefit of open Herefordshire countryside on your doorstep. Leominster town offers independent shops, supermarkets, transport hubs, schools, medical services, cafes and restaurants.





Note: The property benefits for newly-fitted air conditioning units and solar panels; the solar units are owned outright by the property and contribute to lowering the property's running costs (approx £500 2022/23)

Directions: Travelling west out of Leominster on the A44 Bargates Road, turn right on to Buckfield Road. Follow Buckfield Road and eventually turn off right on to Godiva Road; follow this road around to the left (you'll see even numbers 36 and 38 on your right hand side) just after, on the left hand side (between two hedges) take the small road uphill where number 39 will be found at the top left hand corner of the private close.

At a glance:

Bedrooms:	5
Tenure:	Freehold
Council Tax Band*:	E
Heating:	Central heating; gas
Services:	Mains gas, electricity, water & drainage
Service charges:	Nil
Additional benefits:	Solar panels, owned outright
Covenants:	None known
Broadband:	Yes**; (Fibre available)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.