



JonathanWright
estate agents



44 Godiva Road, Leominster, HR6 8UQ. £400,000

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HR6 8UQ**

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PROPERTY FEATURES

- Detached House
- 5 Bedrooms
- En-Suite
- Lounge
- Separate Dining Room
- Study
- Fitted kitchen
- Family Bathroom
- Double Garage & Driveway With Turning For Vehicles
- Safe And Secure Rear Garden

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A large detached modern house situated in a cul-de-sac position offering double glazed and gas fired central heated living accommodation to include a canopy porch, reception hall, lounge, separate dining room, study, modern fitted kitchen with appliances, cloakroom/W.C, 5 bedrooms, en-suite shower room, main family bathroom and outside pleasant gardens adjoining Linea Parkland, also a double garage and parking and turning to the front for motor vehicles. The property is close to Linea Parkland and open fields, with the property being ideal for a growing family needing five bedrooms and extra reception rooms.

The full particulars of 44 Godiva Road, Leominster are further described as follows:

The property is a large detached family sized house of brick construction under tiled roof. A porch to front with an entrance door opens into the reception hall, having lighting, a panelled radiator, laminate flooring and a door opening into the lounge. The lounge has a feature fireplace, gas fire inset, laminate flooring, power, lighting and double opening French doors opening into the garden.

A door from the reception hall opens into the kitchen. The smart kitchen has units to include a cooking range, double oven, 5 gas hobs and a canopy extractor hood with light over. There are working surfaces to include base units, cupboards and drawers, integral washing machine, dish washer and also a fridge/freezer. The kitchen has splashbacks, working surfaces, eye-level cupboards, concealed lighting, down lighters, kitchen floor covering, breakfast bar, window to rear, tall floor to ceiling larder units and a double glazed door to side.

From the reception hall a door opens into a dining room. The dining room has laminate flooring, window to front and plenty of room for a large dining table. From the reception hall a door opens into the study, having 2 windows, one to front, one to rear and laminate flooring.

From the reception hall a door opens into a cloakroom/W.C. having a pedestal wash hand basin, low flush W.C. and a window to side.

From the reception hall an attractive staircase rises to a half landing with a window to side, rising up to the first floor landing with lighting, inspection hatch to roof space, smoke alarm, door to the airing cupboard and doors off to bedrooms.

Bedroom one has a window to rear, a large built-in wardrobe and a door opening into an en-suite

shower room.

The en-suite/shower room has an enclosed shower cubical, pedestal wash hand basin, low flush W.C. and a window to side.

Bedroom two has a built-in large wardrobe and a window to front.

Bedroom three has a window to rear and a built-in wardrobe.

Bedroom four has a window overlooking Linea Park to rear.

Bedroom five has 2 windows, one to front and one to side.

On the landing a door opens into the family bathroom. The bathroom has a suite in white of a panelled bath, mixer tap over with shower attachment over, pedestal wash hand basin, low flush W.C., shower room floor covering, wet board panelling and an opaque glazed window to rear.

OUTSIDE.

The property is in a pleasant position having a tarmac driveway with parking and turning to the front and a double garage.

DOUBLE GARAGE.

The garage has 2 meatal up and over front doors, power lighting, window to side and a door opening into the gardens.

REAR GARDEN.

The private, secure rear garden is laid to lawn, timber decking, panelled fencing, with the lawn continuing to the side to a patio area. The garden continues with more lawns and a gate opening onto Linea Park and also a gate opening back to the front of the property.

SERVICES.

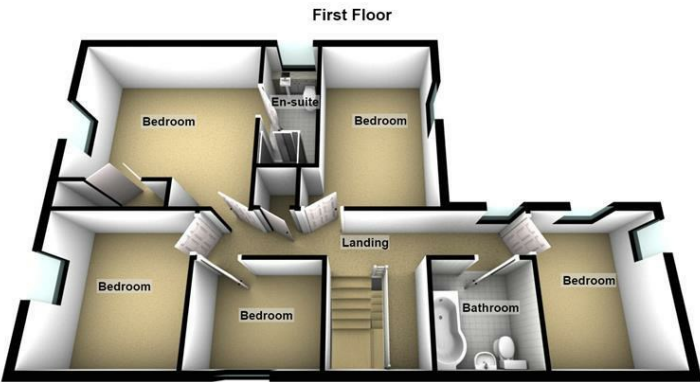
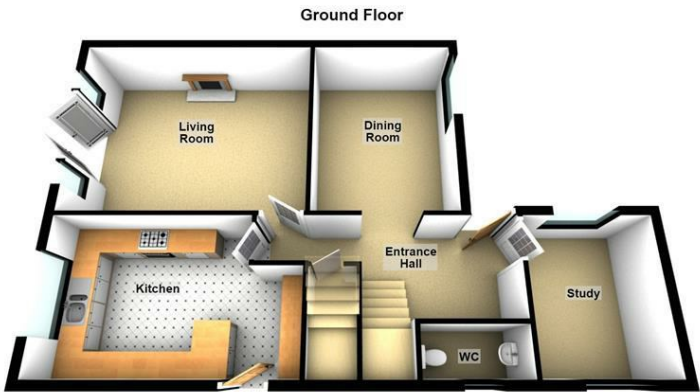
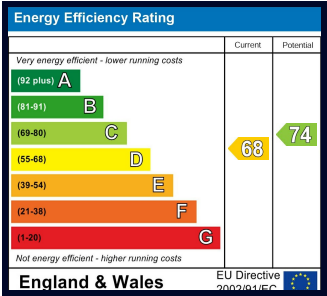
All mains services are connected, gas fired central heating via a Baxi boiler housed in the kitchen.

ROOMS AND SIZES

Reception Hall	
Lounge	5.26m x 3.96m (17'3" x 13')
Kitchen	4.98m x 3.10m (16'4 x 10'2")
Dining Room	3.96m x 3.00m (13' x 9'10")
Study	3.10m x 2.57m (10'2" x 8'5")
Cloakroom/W.C.	
Bedroom One	4.11m x 3.30m (13'6" x 10'10")
En-Suite/Shower Room	
Bedroom Two	3.43m 2.64m (11'3" 8'8")
Bedroom Three	3.12m x 3.00m (10'3" x 9'10")
Bedroom Four	2.51m x 2.13m (8'3" x 7')
Bedroom five	3.12m x 2.54m (10'3" x 8'4")
Bathroom	
Double Garage	5.49m x 5.26m (18' x 17'3")
Rear Garden	

PROPERTY INFORMATION

Council Tax Band - E
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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