



2 Presbytery Close, Leominster, HR6 8QP. £550,000

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Leominster
HR6 8QP**

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PROPERTY FEATURES

- **A Detached and Extended House**
- **4 Bedrooms**
- **Lounge & Dining Room**
- **Ground Floor Office**
- **Conservatory**
- **Kitchen/Breakfast Room & Utility Room**
- **Dressing Room & En-suite**
- **Family Bathroom & Ground Floor Cloakroom/W.C.**
- **Garage & Plenty Of Parking**
- **Large and Attractive Gardens**

To view call 01568 616666



JonathanWright
estate agents





A well presented and extended executive style detached house offering mostly triple glazed and gas fired centrally heated accommodation to include a porch/sunroom, reception hall, spacious lounge with open plan dining room, modern kitchen/breakfast room, ground floor office, cloakroom/W.C, 4 good size bedrooms, dressing room, en-suite shower room, main family bathroom and outside brick paved driveway to front with parking for plenty of vehicles, a most attractive and good size garden to rear and garage.

The property is situated in a select and tucked away development, well positioned for Leominster's town centre and amenities to include a good range of shops, supermarkets, good schooling and a train station.

Details of 2 Presbytery Close, Leominster are further described as follows:

A UPVC double glazed entrance door opens into an enclosed porch/sunroom having UPVC double glazed windows to front and a glazed panelled door opening into a welcoming reception hall.

The reception hall has a feature porthole window to front, inset lighting and doors off to the ground floor accommodation.

The good size and light lounge has a multi-fuel stove standing on a raised hearth, a window to the front overlooking gardens, inset lighting and a feature archway leading into the dining room.

The open plan dining room is a wonderful environment for entertaining and has ample room for a family size dining table, a window to the rear overlooking attractive gardens and a glazed panelled door opening into the kitchen.

From the lounge a door opens into an office. The room enjoys a double aspect of windows to the front and rear and could be used as a ground floor bedroom.

From the lounge a sliding door opens into a substantial conservatory.

The conservatory has a reflective glass roof, wall lighting, windows overlooking the garden and UPVC double glazed French doors opening out to the rear.

From the reception hall a door opens into the kitchen/breakfast room. The modern kitchen is well fitted with numerous cupboards and has a central island and adequate space for a breakfast table. A door from the kitchen opens to a canopy giving sheltered access to a utility room.

The utility room has a working surface with a sink unit, cupboard and plumbing under for a washing machine, space for appliances and a window overlooking the rear gardens

Off the reception hall, a door opens into a Cloakroom/WC with a modern fitted suite, a porthole window and a door into a storage cupboard.

From the reception hall a staircase rises up top an impressive landing, having a window to the front and a large loft hatch to the roof space above with drop down ladder and lighting. There is also a door into an airing cupboard with a modern hot water cylinder and shelving.

Doors from the landing lead to all four bedrooms and bathroom.

Bedroom one. The large master bedroom has a windows to front and rear, comprehensive wardrobe fittings and an archway into a dressing room.

The dressing room has a window to rear with a far reaching view and a door opening into an en-suite shower room.

The en-suite has large walk-in shower with a glass screen and a mains fed shower over, low flush W.C. and a wall mounted wash hand basin. There is inset lighting, extractor fan and a window to front.

Bedroom two is a good size double bedroom with windows to side and rear.

Bedroom three is also a good size bedroom having a window overlooking gardens.

Bedroom four has a built-in wardrobe fitment with storage over and a window to rear.

From the landing a door opens into the main family bathroom having a modern suite to include a side panelled bath with electric shower over and glass shower screen, wash hand basin with vanity unit under and a low flush W.C. The bathroom is tiled from floor to ceiling height, also a heated towel rail, extractor fan and a frosted window to the front.

OUTSIDE.

The property is situated in a quiet and select development of just four similar properties and has a large brick paved driveway to the front with plenty of parking to suit the needs of a modern family. The driveway continues to the side of the property where there is a charging point for an electric vehicle and to the front is a large gravelled garden with attractive and well stocked borders and raised beds. Set to one side is a brick paved area with a wood store and open access to the rear garden.

GARAGE.

At the end of the driveway an electric door gives access into a large garage having power, lighting, a sink unit and a glazed door and window to the rear. Also situated in the garage is a modern Worcester boiler.

REAR GARDEN.

A feature of the property are the delightful and well maintained rear gardens, which have been interestingly designed by the current owners and having a generous brick paved patio area and pathways. There is a large lawn with mature trees, well stocked floral beds, a variety of soft fruit trees and an attractive cascade with pond. Also situated in the garden is a large timber built workshop with power and lighting and also a storage shed. The garden is most private and is ideal for young families and keen gardeners alike.

SERVICES.

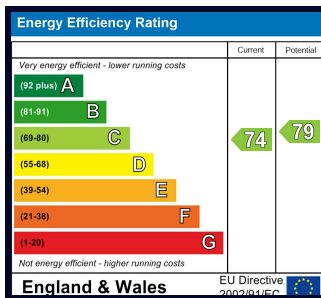
All mains services are connected and gas fired central heating.

ROOMS AND SIZES

| | |
|-----------------------------|-------------------------------|
| Porch/Sunroom | |
| Reception Hall | |
| Lounge | 5.84m x 3.58m (19'2" x 11'9") |
| Dining Room | 3.25m x 3.71m (10'8" x 12'2") |
| Office | 5.28m x 2.90m (17'4" x 9'6") |
| Conservatory | 3.23m x 3.20m (10'7" x 10'6") |
| Kitchen/Breakfast Room | 5.84m x 4.65m (19'2" x 15'3") |
| Utility Room | 2.74m x 1.37m (9' x 4'6") |
| Ground Floor Cloakroom/W.C. | |
| Bedroom One | 5.82m x 3.58m (19'1" x 11'9") |
| Dressing Room | 3.71m x 2.90m (12'2" x 9'6") |
| Bedroom Two | 3.76m x 2.79m (12'4" x 9'2") |
| Bedroom Three | 3.73m x 2.97m (12'3" x 9'9") |
| Bedroom Four | 2.62m x 2.06m (8'7" x 6'9") |
| Bathroom | |
| Garage | 5.38m x 4.75m (17'8" x 15'7") |

PROPERTY INFORMATION

Council Tax Band - F
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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