



## PAXMEAD NORTH ROAD KINGSLAND HR6 9RX

£750,000  
FREEHOLD

Superb fully renovated detached bungalow in 0.5 acres situated in a highly sought-after village with post office and banking facilities plus large doctors surgery and pharmacy. The property offers four bedrooms, two bathrooms and three versatile reception rooms. The property benefits from gas central heating as well as some modern electric radiators and a fantastic large rear garden, and ample off-road parking.



# PAXMEAD NORTH ROAD

- Sought after village location
- Detached bungalow
- Four bedrooms, one shower room & one en-suite
- Fantastic rear garden, ample parking
- High-quality powder-coated aluminium windows
- Ideal for families or those downsizing



## Information

This property is ideal for a family home and is just 10 minutes from Shobden Airfield used by commuters. Great opportunity for the property to offer 'small business opportunity' with planning permission granted - PL213421/FH.

## Kingsland Village

Within easy walking distance is a full time large doctors surgery and pharmacy, 2 characterful friendly village pubs serving good food, an excellent and open 5 an 1/2 days a week village shop/ tea rooms including POST OFFICE WITH BANKING FACILITIES. There is a very well thought of primary school, public and private schools with free transport available, a 5 days a week nursery in the village hall, an historic church with excellent organist and choir, a sweet and progressive Methodist chapel, a Millenium Green which hosts village gatherings, tennis courts, golf clubs nearby, AND our rather famous Luctonians Rugby club with 5 teams including junior squad and a modern covered stand. Cricket teams play here in summer. Drama and other clubs, History, Walking, Royal British Legion, W I, and others keep us all busy !! Commute by plane or from Leominster mainline station -free parking available.

## Ground Floor

With double glazed entrance door leading into the

## Entrance Porch

With feature full height double glazed windows, spotlights, tiled floor, tall modern Rointe electric radiator, useful storage cupboard and feature wooden door leading into the

## Reception Hall

A spacious reception hall with wood flooring, 4 wall light points, electric panel large radiator, loft hatch, large coat/storage cupboard with light.

## Downstairs W/C

With low flush w/c, wash hand basin with storage below, double glazed window, heated towel rail, ceiling light point and extractor.

## Bedroom Two with En-suite

Planned as a B&B room (Permission granted) with fitted carpet, part panelled wall, feature exposed beams, large feature full height window, additional window, radiator, air conditioning unit and door into the

En-suite shower room comprising a large walk in shower with mains fitment rainfall shower head over and quality tiled surround, wash hand basin with illuminating mirror over, comfort height w/c, heated towel rail and recess spotlights.

## Bedroom Four/Study

With fitted carpet, central ceiling light, recess spotlights, upright radiator and double glazed window.

## Kitchen/Dining Room

A modern fitted kitchen comprising a range of wall and base units with deep and shallow lovely drawers, fitted island with five ring induction Neff hob with cooker hood over, drinks fridge, ample storage and breakfast bar, within the kitchen there is a 1 1/2 bowl sink and drainer, space for dishwasher, integrated Neff oven and grill, space for a freestanding fridge/freezer. There are two double glazed windows looking into the attractive courtyard, two large upright contemporary radiators, a glazed door leading into the utility and openings into the living area and dining area.

## Dining Area

With wood flooring, central ceiling light point, two wall light points, window to the side aspect and opening into the snug. Smoke alarm.

## Living Room

A fantastic light and airy space for entertaining with access from the kitchen/dining room areas and out to the fantastic rear garden and large terrace. This space benefits from a tiled floor and underfloor heating serviced by the gas boiler system. Two large skylights throw more beautiful light into this living space with its glass wall incorporating two huge sliding doors. There is a door to the side aspect, a central ceiling light point with additional recess spotlights.

### Snug

With fitted carpet, upright contemporary radiator, recess spotlights, double doors out to the rear patio and door leading back into the inner hallway.

### Utility Room

With fitted wall and base units, work surface space over, stainless steel sink and drainer, four ring gas hob, space for a freestanding fridge/freezer, wall mounted fuse box, cupboard housing the modern Worcester Bosch central heating boiler.

### Inner Hallway

Providing access to the main and third bedroom & modern fitted shower room. Fitted carpet, smoke alarm, recess spotlights, two wall mounted Rointe modern thermostatically controlled electric heaters, useful storage shelved cupboard and large cylinder cupboard with shelving. Doors into

### Bedroom One

A large spacious master bedroom with fitted carpet, central ceiling light point with two additional wall light points above the bed, an array of fitted wardrobes with internal lighting and double hanging rails and shelving, upright contemporary large radiator and double glazed window looking out to the rear garden.

### Bedroom Three

With fitted carpet, central ceiling point, radiator and double glazed window to the front aspect. This room is planned (with permission) to be either part of a granny annex, flat or small business unit eg beauty treatment room, physiotherapy room, hairdressing small salon or office.

### Shower Room

Comprising a large walk in shower with mains fitment rainfall shower head over, tiled surround, low flush w/c, wash hand basin with storage below, chrome heated towel rail, double glazed window and recess spotlights.

### Outside

To the rear there is a fantastic south facing garden with beautiful mixture of mature conifers and deciduous trees

including AN AMERICAN RED OAK giving lovely dappled shading to some areas in parts of the day, homes to songbirds and creating interesting woodland areas. Blue bells and snowdrops abound. The bungalow enjoys a large paved area (non slip slabs) perfect for entertaining with outdoor plug sockets, cables for outdoor lighting and further utility water and electricity provision to serve a garden bar of your choosing/ construction. The concrete slab awaits!! There is a large area of level lawn, woodland paths and a sizeable wild flower garden, discreet bonfire area and four large compost bins. Our gardener comes once a fortnight for 4 hrs which is all that is needed to keep all of the outside very tidy. A large craftsmen built and attractive shed -8ftx7ft (250 x 214) for garden storage OR could be transformed as office.

A large roofed and sheltered LOG STORE is ideal for bike storage. To the front a large stoned driveway provides ample off road parking with areas of lawn and side access to both sides of the property as well as access to the garage.

### Garage

Planning permission from Herefordshire planning department P213421/FH for the 32ft tandem garage is for this space to be turned into a front room for the annex with en-suite and kitchen area, also a store room and ensuite to the main bedroom. Electric circuits are laid ready in the roof space to be connected to this area and also to solar panels when installed on the south facing roof. Likewise heating connections and plumbing is there ready for connection into this new space.

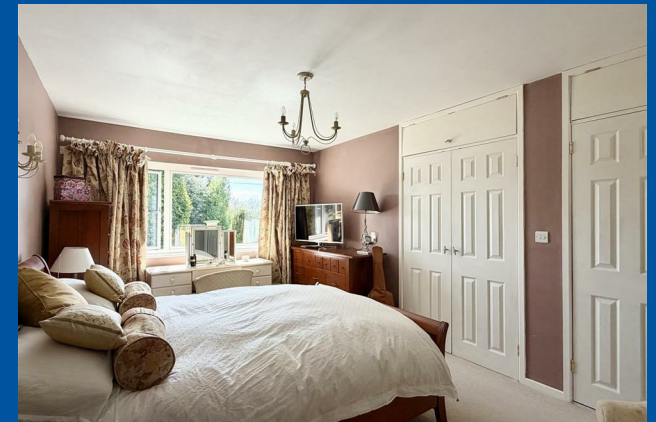
### Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

### Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

## PAXMEAD NORTH ROAD





EPC Rating: C Hereford Council Tax Band: E

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 71                      | 81        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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