



**JonathanWright**  
estate agents



**36 Godiva Road, Leominster, HR6 8UQ. £370,000**

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Leominster  
HR6 8UQ**

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### **PROPERTY FEATURES**

- **Detached House**
- **4 Bedrooms.**
- **Good Size Lounge**
- **Dining Room**
- **Kitchen**
- **Utility Room**
- **Ground Floor Cloakroom/W.C.**
- **Family Shower Room & En-suite**
- **Pleasant Gardens and Views to Rear**
- **Garage And Parking**



**To view call 01568 616666**



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An extremely well presented detached house with beautiful views to the rear, offering UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, good size lounge, separate dining room, modern kitchen, utility room, ground floor cloakroom/W.C, 4 good size bedrooms, an en-suite shower room, a main family shower room and outside a lawned garden to front, an attractive garden to the rear, a driveway with parking for vehicles and a detached garage.

The property is situated on the western edge of Leominster and close by are attractive walks along Linea parkland. Also within walking distance is a Morrisons supermarket and there are regular bus services into Leominster's town centre.

Details of 36 Godiva Road, Leominster are further described as follows:

A canopy porch with a composite entrance door opens into a wide and welcoming reception hall. The reception hall has a door into a useful under stairs storage cupboard and doors leading off to the ground floor accommodation.

The good size lounge has UPVC double glazed windows and a French door to the rear with an attractive outlook. There are plenty of power points, a TV aerial point and a feature archway leading into the dining room.

The dining room has ample room for a family size dining table, a UPVC double glazed window to the front and a connecting door to the reception hall. From reception hall a door leads into the kitchen. The modern and good size kitchen is well fitted having working surfaces with base units under to include cupboards and drawers. Built into the working surface is a 4 ring electric hob with a stainless steel extractor hood with light over and situated in a housing unit is a fan assisted electric oven. The kitchen has room for an American style fridge/freezer, a UPVC double glazed window overlooking attractive gardens to the rear and a door giving access into a utility room.

The utility room has a working surface with an inset, stainless steel sink unit with cupboards and a planned space for a washing machine under. There is an eye-level cupboard, an open fronted cloaks cupboard with shelving over and a UPVC double glazed door opening to the side of the property. Also situated in the utility room is a modern Ideal gas fired boiler, heating hot water and radiators as listed.

From the reception hall a door opens into a good sized cloakroom/W.C, having a low flush W.C, wash hand basin with vanity unit under and a frosted UPVC double glazed window to the side.

From the reception hall a staircase rises to the first floor landing having a frosted UPVC double glazed window to the front, an inspection hatch to the loft space above and a door into and airing cupboard housing a

hot water cylinder with shelving over. Doors from the landing lead off to bedroom accommodation. Bedroom one. The good size double bedroom has a UPVC double glazed window to rear with a far reaching view over neighbouring countryside, also a large wardrobe fitment with a door opening into an en-suite shower room.

The en-suite shower room has a large shower cubicle with a glass sliding door and an electric shower over, pedestal wash hand basin and a low flush W.C. There is a heated towel rail, extractor fan and a frosted UPVC double glazed window to the side.

Bedroom two is also a good size double bedroom and having a UPVC window to the front and a wardrobe fitment.

Bedroom three is also a good size double bedroom having UPVC double glazed window to the rear. Bedroom four is also a generously sized having a UPVC double glazed window to the front.

From the landing a door opens into a family shower room.

The shower room has a large shower cubicle with a glass shower screen and an electric shower over, pedestal wash hand basin and a low flush W.C. There is an extractor fan, heated towel rail and a frosted UPVC double glazed window to the side.

#### OUTSIDE.

The property is situated on a modern and sought after development and is approached to the front over a pedestrian pathway and onto a driveway with parking for vehicles. To front is a lawn garden and to the side is an attractive shrub border. To the side are 2 separate gates giving secure access to the rear garden. At the end of the drive an up and over door gives access into a detached garage.

#### GARAGE.

The garage has power, lighting, storage within the roof rafters and a door giving access into the rear garden.

#### REAR GARDEN.

The property has a most attractive, two tiered garden and has been well designed and cared for by the current owners. There is a large slabbed patio seating area taking advantage of the attractive rural views to the rear and an outside tap. Steps then lead down to a very private lawn garden with raised floral and shrub beds.

#### SERVICES.

All mains services are connected and gas fired central heating via a modern boiler system.

## ROOMS AND SIZES

Reception Hall	
Lounge	4.95m x 3.51m (16'3" x 11'6")
Dining Room	3.66m x 2.79m (12' x 9'2")
Kitchen	4.80m (max) x 2.82m (15'9" (max) x 9'3")
Utility Room	2.18m x 1.96m (7'2" x 6'5")
Ground Floor Cloak Room/W.C.	
Bedroom One	3.58m x 3.35m (11'9" x 11')
En-Suite	
Bedroom Two	3.71m x 2.82m (12'2" x 9'3")
Bedroom Three	3.07m x 2.64m (10'1" x 8'8")
Bedroom Four	3.38m x 2.16m (11'1" x 7'1")
Shower Room	
Garage	5.54m x 2.67m (18'2" x 8'9")
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - D  
Property Tenure - Freehold

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



### 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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