



**JonathanWright**  
estate agents



**1a The Birches, Shobdon, Herefordshire HR6 9NG. £274,250**

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### **PROPERTY FEATURES**

- Link Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Dining Room
- Extended Kitchen
- Bathroom
- 2 Driveways With Parking
- Garage
- Large Gardens To Front, Side And Rear
- Village Location



To view call **01568 616666**



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Situated in the popular and sought after north Herefordshire village of Shobdon, an attractive and well presented bungalow offering surprisingly spacious UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, lounge with fireplace, dining room, extended kitchen, 2 double bedrooms, a four piece bathroom and outside an attractive gardens to front and side, a good size garden to rear, 2 driveways with parking for vehicles and an adjoining garage with power and lighting.

The birches is situated on the edge of Shobdon village within close walking distance of a shop with Post Office and also a Primary School. Only a short drive away is the market town of Leominster which offers a further good range of shops and other amenities to include schools, cafes, restaurants and train station. Viewing is strictly by appointment with the selling agents.

The property is a link-detached bungalow occupying an attractive corner plot position. A recess porch with a UPVC double glazed entrance door opens into a welcoming reception hall. The reception hall has a high ceiling which continues throughout the property, telephone subject to BT regulations and a glazed panelled door giving access into the dining room.

The dining room has ample room for a family size dining table, a UPVC double glazed window with an attractive outlook to the side and also in the dining room is a door opening into an airing cupboard having slatted shelving, radiator and further storage over. Open plan off the dining room is the lounge. The good size, light lounge has 3 UPVC double glazed windows, 2 to the front and 1 to the side, a feature fireplace with a gas living flame and coal effect fire standing on a marble hearth with a marble mantle shelf over. The lounge also has a picture rail, 2 ceiling lights and a UPVC double glazed sliding door giving access to the front gardens.

From the dining room a glazed panelled door opens into the kitchen. The extended and well fitted kitchen has a range of working surfaces with an inset leisure style sink unit with cupboards and draw under and also plenty of base units with cupboards and drawers. There is a planned space and plumbing for a washing machine, dishwasher and space for a tumble dryer. The kitchen also has space for an electric cooker with an extractor hood with light over, a range of matching eye-level cupboards with corner shelving and 2 glass fronted display cabinets. The kitchen has a matching upright larder unit, space for an upright fridge/freezer, tiled splashbacks, a UPVC double glazed window to rear, Velux roof light and UPVC double glazed door giving access to the rear.

From the reception hall doors lead off to the bedrooms

and bathroom accommodation.

Bedroom one has ample room for bedroom furniture, picture rail and a UPVC double glazed window to side. Bedroom two is also a generous double bedroom having a picture rail and a UPVC double glazed window to rear with an attractive outlook over the rear garden.

The property enjoys a well fitted four piece bathroom, having a side panelled bath, a shower cubicle with a Triton electric shower, wash hand basin with vanity unit under, W.C. and a matching drawer unit. The bathroom has tiled splashbacks, tiled flooring and a frosted UPVC double glazed window to side.

#### OUTSIDE.

The property is situated in an attractive corner plot position on the popular Birches development and is accessed over a pedestrian pathway and onto a driveway with parking for a vehicle. There is gated access to the front garden which is laid mainly to lawn with attractive stoned borders and also a patio seating area enjoying the daily sunshine. There is a secondary driveway with gated access with additional parking for a vehicle.

At the end of the main driveway an up and over door gives access into a garage.

#### GARAGE.

The garage has power and lighting.

To the side of the property a pathway giving access to an attractive side garden area where there is a further patio seating area, stone retaining walls with raised borders and a pathway continuing to the rear garden.

#### REAR GARDEN.

A real feature of the property is the good size and attractive rear garden which is ideal for keen gardeners. The garden is well stocked floral and shrub borders with steps leading up to the main garden which is set out over two tiers and is laid mainly to lawn. There are also further beds, shrub borders and to the rear of the garden is an area ideal for a vegetable plot and also has a greenhouse.

To the other side of the property is a courtyard garden area which is laid to patio slabs.

#### SERVICES.

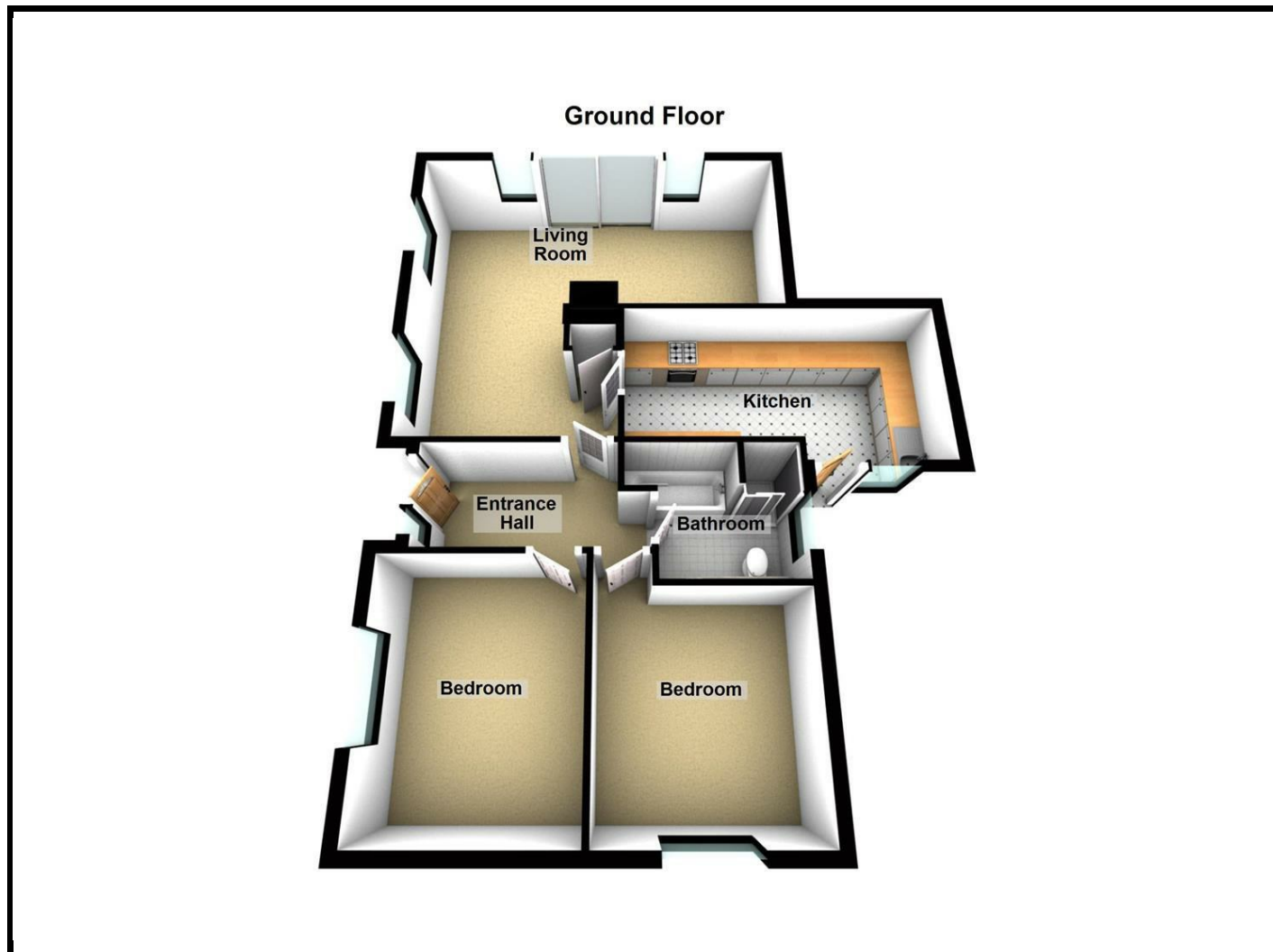
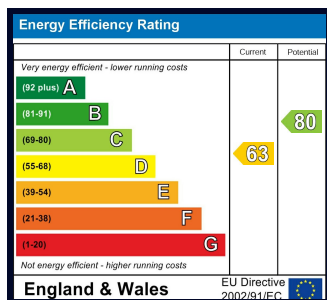
The property has all mains services connected and gas fired central heating via a modern Worcester combination boiler situated in the kitchen.

## ROOMS AND SIZES

Reception Hall	
Dining Room	3.43m x 2.49m (11'3" x 8'2")
Lounge	6.17m x 3.05m (20'3" x 10')
Kitchen	5.11m x 2.64m (max) (16'9" x 8'7" (max))
Bedroom One	3.58m x 2.95m (11'9" x 9'8")
Bedroom Two	3.05m x 3.28m (10' x 10'9")
Bathroom	
Garage	4.47m x 2.36m (14'8" x 7'9")
Rear Garden	

## PROPERTY INFORMATION

Council Tax Band - C  
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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