



JonathanWright
estate agents



Sunova Aldermans Meadow, Leominster, Herefordshire HR6 8LB. £285,000

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Leominster
Herefordshire
HR6 8LB**

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PROPERTY FEATURES

- **Spacious Semi-Detached Bungalow**
- **2 Good Size Bedooms**
- **Well Presented Throughout**
- **Light Lounge**
- **Modern Kitchen**
- **Large Shower Room**
- **Attractive Gardens**
- **Private Drive**
- **Close to Town Centre**
- **Overlooking Bowling Green**

To view call 01568 616666





Situated in a private and tucked away position, an attractive and well presented semi detached bungalow offering surprisingly spacious gas fired central heating and UPVC accommodation to include a welcoming reception hall, a light and airy lounge/dining room, a modern kitchen breakfast room, 2 double bedrooms, large shower room and outside a driveway and an easily maintained garden to the front and an attractive west facing garden to the rear with a substantial timber built storage shed.

Aldermans Meadow is well positioned for Leominster town centre and nearby amenities to include a community hospital, swimming pool & sports centre and also close by are supermarkets. Leominster's town centre has a wealth of shops, cafes and restaurants and also a train station with regular services to the nearby Cathedral City of Hereford.

A canopy porch and a composite entrance door opens into a wide and welcoming reception and hall and having tiled flooring, smoke alarm and inspection hatch to the loft space above, telephone point subject to BT regulations and also a carbon monoxide detector. From the reception hall doors lead off to the accommodation.

Lounge/Dining Room which is light and airy and has a double aspect of a UPVC double glazed window to side and UPVC double glazed French doors to rear. There is also room for a small dining table and plenty of power points.

The kitchen/breakfast room is modern and well fitted and has a working surface with an inset stainless steel sink unit with mixer tap over, cupboards and drawer under and the working surfaces continue with base units to include cupboards and drawer with planned space and plumbing under for a washing machine under. There is a matching breakfast bar and built into the working surface is a Bosch electric hob with an electric oven under and a concealed extractor fan and light over. The kitchen has a range of matching eye level cupboards and shelving, inset lighting, vinyl floor covering, room for an upright fridge/freezer, tiled splashbacks and a UPVC double glazed window to the rear. A door opens from the kitchen into a pantry which has lighting, shelving and power point.

From the hallway door now opens into bedroom one with ample room for bedroom furniture, a UPVC double glazed window to front and TV aerial point Bedroom two is also generously sized and has a UPVC double glazed window to the side.

From the reception hall a door opens into an airing cupboard with shelving and also housing a Worcester gas fired combination boiler for heating the hot water and radiators as listed.

A door from the reception hall then opens into a most spacious shower room which has a modern suite of a corner shower cubicle with sliding doors and a mains fed shower over, pedestal wash hand basin and low flush W.C., The shower room has inset lighting, extractor fan, tiled splashbacks, tiled flooring, frosted UPVC double glazed window to front, heated towel rail and a wall mounted Newlec electric heater.

OUTSIDE

The property is situated in a most attractive and tucked away position close to Leominster town centre and wrought iron gates to the front give access onto the brick paved driveway with parking for several vehicles. There is an attractive front garden is easy maintain with stoned beds and borders and a secure wooden gate gives access to the the side and rear of the property.

SIDE AND REAR GARDENS.

To the side is a small lawned garden and a slab pathway leads to the rear. The rear garden is private and west facing enjoying the daily sunshine and has a large slab patio seating area with retractable awning over and outside lighting. There is a lawned garden and a substantial timber built storage shed/workshop, an outside cold water tap and well maintained fencing to the boundaries.

SERVICES

The property has all mains services connected, gas fired central heating and telephone subject to BT regulations

ROOMS AND SIZES

Reception Hall

Lounge/Dining Room 3.96m x 3.73 (12'11" x 12'2")

Kitchen/Breakfast Room 3.20m x 3.20m (10'5" x 10'5")

Bedroom One 3.96m x 3.05m (12'11" x 10'0")

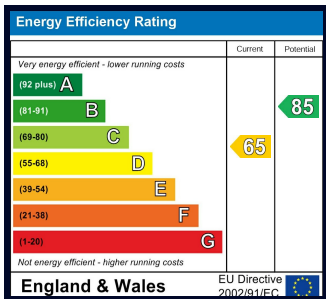
Bedroom Two 2.84m x 2.54m (9'3" x 8'3")

Shower Room 3.53m x 2.01m (11'6" x 6'7")

PROPERTY INFORMATION

Council Tax Band - B

Property Tenure - Freehold



SUNOVA, ALDERMANS MEADOW, LEOMINSTER

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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