



Eaton View, 5 Mayern Close, Leominster, HR6 8PU. £425,000

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Leominster
HR6 8PU**

£425,000

PROPERTY FEATURES

- **An Extended Detached House**
- **4 Bedrooms**
- **Kitchen/Breakfast Room**
- **Conservatory**
- **Ground Floor Cloakroom/W.C.**
- **Family Bathroom**
- **Gas Central Heating**
- **Garage**
- **Large and Attractive Gardens**
- **Walking Distance Of Town Centre**

To view call 01568 616666



JonathanWright
estate agents



Situated in quiet and sought after, select development, a well presented and extended detached house offering spacious, gas fired centrally heated and double glazed accommodation to include an enclosed porch, a welcoming reception hall a spacious and light lounge with fireplace, dining room, modern kitchen with appliances, a large conservatory, ground floor cloakroom/W.C, 4 good size bedrooms, a modern four piece bathroom and outside a brick paved driveway with parking for vehicles, an integral garage with power and lighting, attractive and large gardens to front ideal for families, an easy to maintain garden to rear. Details of Eaton View, 5 Mayern Close, Leominster are further described as follows:

A composite entrance door with window casements to either side opens into an enclosed porch with tiled flooring and a UPVC glazed panelled door opening into the reception hall.

The welcoming reception hall has tiled flooring, a useful understairs storage area and a door into a cupboard with fitted shelving.

From the reception hall a door opens into the good size, light and airy lounge enjoying a double aspect of UPVC double glazed windows to front and rear. There is also a fireplace with a gas living flame and coal effect fire standing on a raised hearth with fire surround and mantle shelf over. The lounge also has a connecting door into the kitchen/breakfast room. From the lounge a feature archway leads into the dining room.

The dining room has ample room for a family size dining table, a UPVC double glazed window overlooking the attractive garden to rear and UPVC double glazed French doors opening to a conservatory. The good size conservatory has a brick built dwarf wall base, UPVC double glazed windows overlooking well maintained gardens, a vaulted glass roof, French doors to front and a door to the side.

From the reception hall a door opens into the kitchen/breakfast room.

The modern and well fitted kitchen has granite working surfaces with an inset stainless steel sink with mixer tap over, cupboards and drawers and an integral dishwasher under. Working surfaces continue with further base units to include cupboards and drawers, an integral fridge/freezer and built into the working surface is a Belling gas fired range cooker with a stainless steel extractor hood with light over and splashback. There are matching eye-level cupboards, a glass fronted display cabinets, tiled flooring, a UPVC double glazed window to rear and inset lighting.

From the kitchen/breakfast room a glazed panelled door opens into a rear hallway with a door opening into a ground floor cloakroom/W.C. having a modern suite to include a low flush W.C, wash hand basin with vanity unit under, tiled splashbacks, heated towel rail, and a frosted UPVC double glazed window to side. A door from the rear hallway opens to a covered area at the side of the property.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the loft space above with a drop down ladder, a door into an airing cupboard housing a hot water cylinder with shelving over and doors leading off to bedrooms and bathroom as listed.

Bedroom one has a large UPVC double glazed window to front with attractive outlook across

Leominster town and over to Eaton Hill and countryside. The bedroom has built-in furniture to include a wardrobe fitment, box storage, bedside tables and a dressing table.

Bedroom two is also a good size double bedroom having a built-in wardrobe fitment with sliding doors and a UPVC double glazed window to rear.

Bedroom three is a generously sized double bedroom having a UPVC double glazed window with an attractive outlook to front.

Bedroom four/office has a range of built-in furniture to include a large desk unit with drawers and cupboards under, a double glazed window to rear and eye-level cupboards and shelving.

From the landing a door opens into the modern bathroom having a 4 piece suite to include a side panelled bath, shower cubicle with sliding door and a mains fed shower over. The bathroom also has a low flush W.C, wash hand basin with drawer unit under, inset lighting, extractor fan, heated towel rail and a frosted UPVC double glazed window to rear.

OUTSIDE.

The property is situated in a small and select development and has a brick paved driveway to front with parking for vehicles and gated access to a garden.

GARDEN.

The most attractive garden has been well designed and cared for by the present vendors and includes a slabbed patio seating area, and large lawned gardens, a fishpond with waterfall and a large patio seating area with pergola over. The gardens have raised floral and shrub borders, well maintained fencing to boundaries and a wide pathway leads to the side of the property continuing to the rear garden. The rear garden has been attractively laid out with a large patio area with an outside cold water tap, outside security lighting and a small greenhouse and steps lead up to a small lawn garden with 2 useful built storage sheds. Set to one side of the property is a useful sheltered passageway with lighting, cold water tap and a side door into the garage.

GARAGE.

The good size garage has an up and over door off the driveway, power, lighting, a working surface with space and plumbing for a washing machine and further appliances. Also situated in the garage is a modern gas fired Worcester boiler heating hot water and radiators as listed.

SERVICES.

All mains services are connected, gas fired central heating and telephone subject to BT regulations.

ROOMS AND SIZES

Reception Hall

Lounge 6.71m x 3.89m (max) (22' x 12'9" (max))

Dining Room 3.66m x 2.97m (12' x 9'9")

Conservatory 4.62m x 3.18m (15'2" x 10'5")

Kitchen/Breakfast Room 4.32m x 2.64m (14'2" x 8'8")

Ground Floor Cloakroom/W.C.

Bedroom One 4.80m x 2.79m (15'9" x 9'2")

Bedroom Two 3.10m x 2.59m (10'2" x 8'6")

Bedroom Three 3.05m x 2.87m (10' x 9'5")

Bedroom Four/Office 3.56m x 2.06m (11'8" x 6'9")

Family Bathroom

Garage 5.49m x 2.77m (18' x 9'1")

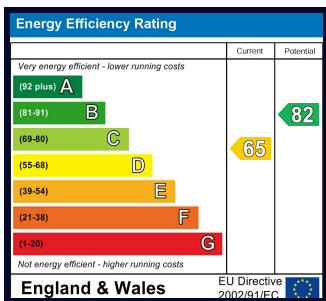


Eaton View, Mayern Close

PROPERTY INFORMATION

Council Tax Band - E

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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