



**JonathanWright**  
estate agents



**Laburnum 59 Westcroft, Leominster, HR6 8HG. No Onward Chain £365,000**



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Leominster  
HR6 8HG**

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### **PROPERTY FEATURES**

- Detached Dormer Bungalow
- 4 Bedrooms
- En-Suite W.C.
- Lounge
- Kitchen/Breakfast Room
- Sun Room/Utility Room
- Ground Floor Bathroom
- Dressing Room/Office
- Garage
- Large Gardens

**To view call 01568 616666**



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Occupying an attractive corner plot position, is this surprisingly spacious Dormer style bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with fireplace, kitchen/breakfast room, sunroom/utility room, 4 bedrooms, a walk-in dressing room/office, en-suite W.C, ground floor bathroom and outside good size and attractive gardens surrounding the property, a driveway with parking for vehicles and a detached garage with power and lighting. Westcroft is a sought after location with good amenities nearby to include a Morrisons supermarket and schooling. Leominster's town centre offers a good range of shops, supermarkets, cafes, restaurants and train station with train services to the nearby cathedral city of Hereford.

The large plot offers great potential for extending or development, subject to local authority regulations.

A recess porch with a UPVC double glazed entrance door opens into a reception hall with doors off to the ground floor accommodation.

The good size and light lounge has a double aspect of a UPVC double glazed window to front and a UPVC double glazed window overlooking gardens to side of the property. The lounge has a feature fireplace with a gas living flame and coal effect fire standing on a raised tiled hearth, wall lighting and a TV aerial point.

From the reception hall a door opens into the kitchen/breakfast room. The good size kitchen/breakfast room has a working surface with an inset stainless steel sink unit with a cupboard and planned space and plumbing under for a washing machine. The working surfaces continue with base units to include cupboards and drawers and there is a space for a further appliance, matching eye-level cupboards and built into the working surface is a 4 ring gas hob with extractor hood with light over and an electric oven under. There is a further working surface with cupboards and drawers under and the kitchen has matching eye-level cupboards, tiled splashbacks, a UPVC double glazed window to rear, room for a breakfast table and a door into a good size linen cupboard with plenty of shelving. From the kitchen/breakfast room a half glazed door opens into a sunroom/utility room.

The sunroom/utility room has working surface with cupboards under, space for an upright fridge/freezer, tiled flooring, a UPVC double glazed window overlooking attractive gardens, a large Velux roof light and a UPVC double glazed door opening out to the side of the property.

From the reception hall a door opens into bedroom one. Bedroom one also has a double aspect of a UPVC double glazed window to front and a UPVC double glazed window to side and double opening doors into a built-in wardrobe fitment. Bedroom two is also a good size double bedroom having a UPVC double glazed window to side and double opening doors into a built-in wardrobe fitment. A ground floor bedroom could be used as a dining room.

From the reception hall a door opens into a ground floor bathroom having a bath with a mains fed shower over,

pedestal wash hand basin, tiled splashbacks and a frosted UPVC double glazed window to rear.

Also off the reception hall is a door into a cloakroom/W.C. having a low flush W.C. and a frosted window to rear.

From the reception hall a door opens into a useful storage cupboard with fitted shelving.

Stairs from the reception hall rise up to the first floor gallery landing. The landing has an area for a desk, a UPVC double glazed window to front and doors off to further bedroom accommodation.

Bedroom three is a good size double bedroom having UPVC double glazed windows to the front and side and a door into a wardrobe fitment with hanging rail and shelving. A second door opens into an en-suite toilet having a low flush W.C, wash hand basin with vanity unit under and an extractor fan. Bedroom four is also a good size bedroom having a UPVC double glazed window to front, inspection hatch to the roof space above and a door opening into a dressing room.

The dressing room could also be used as an office or child's playroom having a UPVC double glazed window overlooking attractive gardens to the side, door into storage areas within the roof eaves and also situated in the dressing room is a gas fired boiler heating hot water and radiators as listed.

#### OUTSIDE.

The property enjoys a most attractive corner plot position in a mature and sought after residential position with double opening gates giving access onto a driveway with parking for vehicles and a pedestrian gate giving access along a slab pathway leading to the main front door. At the end of the driveway an up and over door gives access into a garage.

#### GARAGE.

The good size garage has power, lighting, window and a door to the side.

#### GARDENS.

A feature of the property are the good size and attractive gardens surrounding the property. To the front is a lawn garden with an ornamental fish pond, a feature original water pump and also to the front sheltered seating area. The gardens continue to the left side of the property, where there is a variety of trees, a deep shrub border and a lawned garden. Set to the other side of the property is a large patio seating area enjoying the daily sunshine, also a good size lawned garden and a timber built storage shed. To the rear is a cold water tap and a shrub border.

#### SERVICES.

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

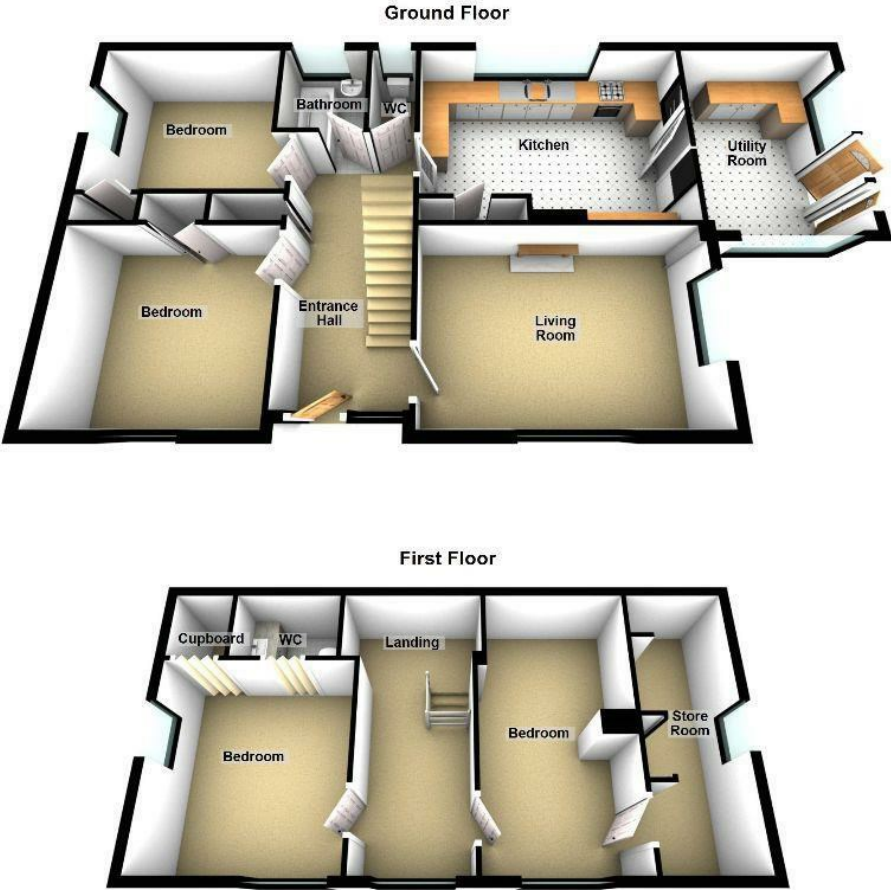
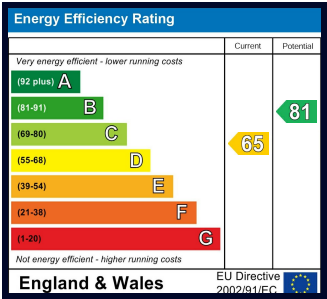
ROOMS AND SIZES

- Reception Hall
- Lounge 4.88m x 3.45m (16' x 11'4")
- Kitchen/Breakfast Room 4.45m x 3.63m (14'7" x 11'11")
- Sunroom/Utility Room 3.66m x 3.07m (12' x 10'1")
- Bedroom One 3.58m x 2.97m (11'9" x 9'9")
- Bedroom Two 3.25m x 2.87m (10'8" x 9'5")
- Ground Floor Bathroom
- Bedroom Three 3.96m,0.30m 3.56m (13,1" 11'8")
- En-Suite/W.C.
- Bedroom Four 5.69m x 2.62m (max) (18'8" x 8'7" (max))
- Dressing Room 5.38m x 2.06m (17'8" x 6'9")
- Garden
- Garage 5.36m x 2.87m (17'7" x 9'5")

PROPERTY INFORMATION

Council Tax Band - D

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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