



JonathanWright
estate agents



28 Godiva Road, Leominster, HR6 8UQ. £362,500

**28 Godiva Road
Leominster
HR6 8UQ**

£362,500

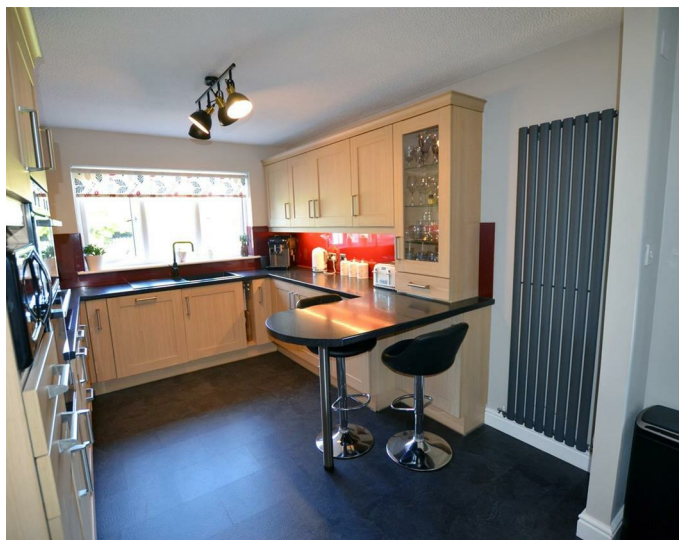
PROPERTY FEATURES

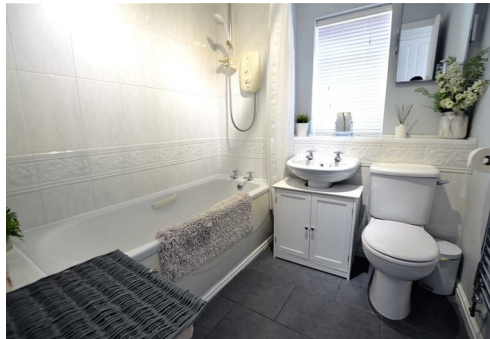
- A Well Presented Detached House
- 4 Bedrooms
- En-Suite and Family Bathroom
- Lounge With Fireplace
- Separate Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Ground Floor Cloakroom/W.C.
- Detached Garage and Plenty of Parking
- Attractive Rear Garden

To view call 01568 616666



JonathanWright
estate agents





Situated on the edge of the popular Godiva Road development and siding onto open parkland, an attractive and well presented detached house offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, welcoming reception hall, lounge with fireplace, large conservatory, kitchen/breakfast room, separate dining room, ground floor cloakroom/W.C, 4 good size bedrooms, en-suite shower room, main family bathroom and outside driveways to front with parking plenty of vehicles, and attractive and private garden to rear and a detached garage.

Godiva Road is a sought after development and nearby are attractive walks over open Linea parkland and also within walking distance is a Morrisons supermarket. Leominster's town centre has a wide range of amenities to include shops, supermarkets, cafes, restaurants and schooling.

Details of 28 Godiva Road, Leominster are further described as follows:

A composite entrance door opens into an enclosed porch having UPVC double glazed windows to front, tiled flooring and a glazed panelled door opening into a wide and welcoming reception hall.

The reception hall has a feature picture rail, smoke alarm, door into a useful understairs storage cupboard and a door opening into the lounge.

The good size lounge has a feature fireplace with an electric stove effect fire, standing on a raised hearth with a fire surround and mantle shelf over. The lounge has laminated flooring, plenty of power points, TV aerial point and double glazed French doors opening out to a conservatory.

The good size conservatory has a brick built base, UPVC double glazed windows overlooking the attractive rear garden, lighting, power points and French doors opening out to the rear garden.

From the reception hall a door opens into the kitchen/Breakfast room having a working surface with an inset sink unit with mixer tap over, cupboard and an integral dishwasher under and working surfaces continue with base units of cupboards and drawers. Built into the working surface is a Neff electric hob with an extractor hood with light over and situated in a housing unit is a Neff electric double oven with grill and space for a microwave oven. The kitchen has a range of matching eye-level cupboards, glass fronted display cabinet, attractive splashbacks, a UPVC double glazed window to front, matching breakfast bar, room for an American style fridge/freezer and in one corner of the kitchen is a further working surface with cupboard and space and plumbing for a washing machine under. Also situated in the kitchen is a gas fired boiler heating hot water and radiators as listed and a UPVC double glazed door giving access to the side of the property. From the reception hall a door opens into the dining room. The good size dining room has ample room for a family size dining table, a UPVC double glazed window to front and double opening doors giving access into the lounge.

From the reception hall a door opens into a ground floor cloakroom/W.C, having a low flush W.C, pedestal wash hand basin and a frosted UPVC double glazed window to side.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the roof space above and a door into an airing cupboard housing a Factory insulated hot water cylinder and

shelving over.

Doors from the landing lead off to bedrooms and bathroom as listed.

Bedroom One (Master Bedroom), has ample room for bedroom furniture, double opening doors into a built-in wardrobe fitment and a UPVC double glazed window to the rear overlooking the attractive garden. From bedroom one a door opens into an en-suite shower room having a good size shower cubicle with a glass sliding door and a mains shower over, a wash hand basin with a vanity unit under and a low flush W.C. The en-suite shower room also has tiled splashbacks, extractor fan, heated towel rail/radiator and a frosted UPVC double glazed window to rear. Bedroom two is also a good size double bedroom having a UPVC double glazed window to front. Bedroom Three is a double size bedroom having a UPVC double glazed window to rear. Bedroom four is a generously sized bedroom having a UPVC double glazed window to front.

From the landing a door opens into the main family bathroom having a suite to include a side panelled bath with an electric shower over, wash hand basin and a low flush W.C. The bathroom has a frosted UPVC double glazed window to side, extractor fan and heated towel rail.

OUTSIDE.

The property is situated in a most sought after and attractive cul-de-sac position, siding onto open parkland. There is a stoned garden to front, which could also be used as addition parking for vehicles and a slab pathway giving access to the front door with outside lighting. To the side of the property is a tarmac driveway with parking for several vehicles and outside security lighting.

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

GARAGE.

The good size garage has power, lighting, storage within the roof rafters and a half glazed door opening out to the rear garden.

To the side of the garage is a secure gate giving access to the rear garden.

REAR GARDEN.

A feature of the property is a most attractive and private rear garden and has been attractively laid out by the current owners to include stoned seating areas, pathways and also a slabbed seating area. The main garden is laid to lawn with deep and well stocked floral borders and to the rear of the garden is an additional patio seating area which enjoys the afternoon sunshine and also a useful bin store area. To the rear of the garden is a large storage shed with power and lighting which could be used as a home office or games room.

SERVICES.

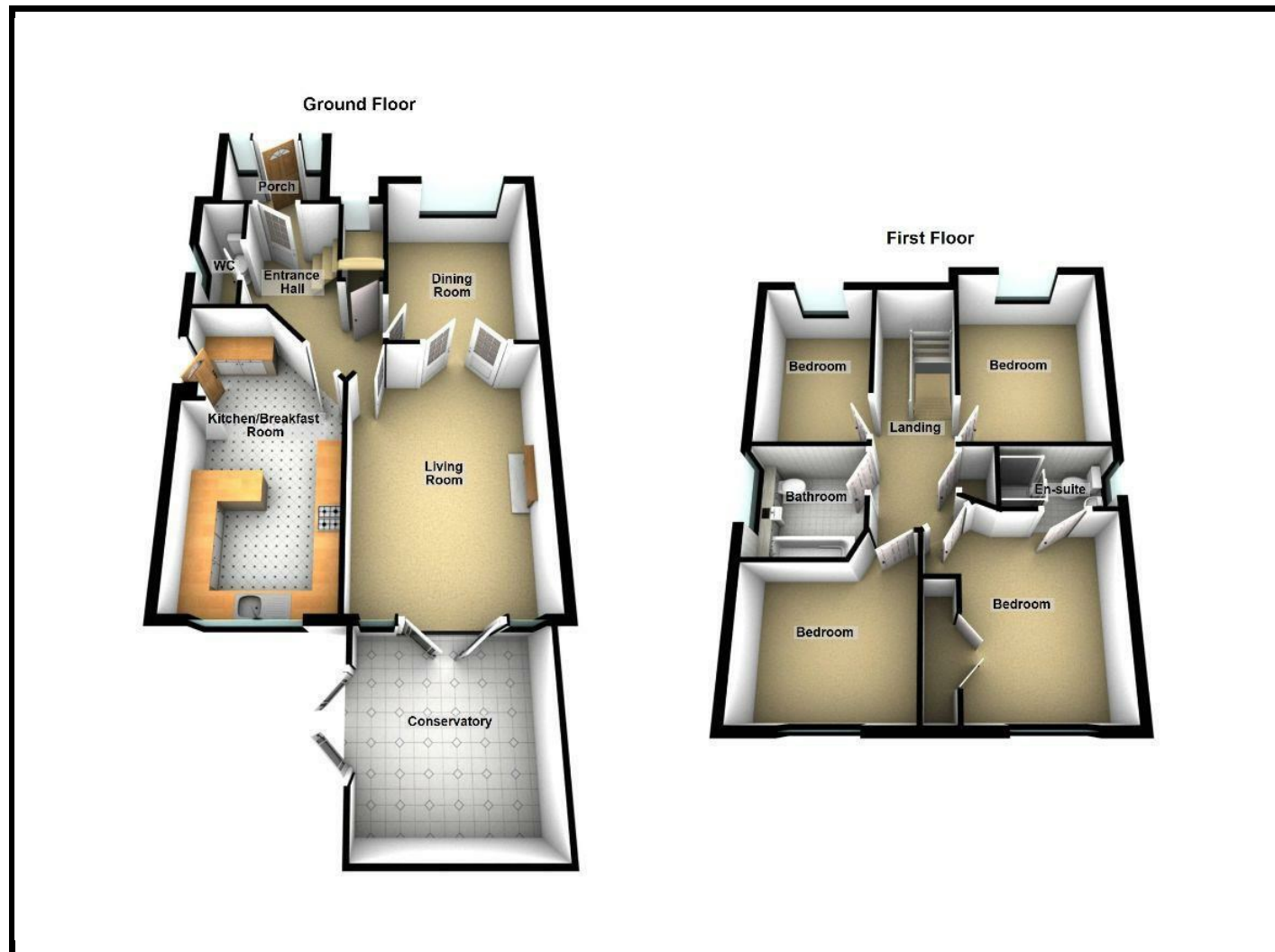
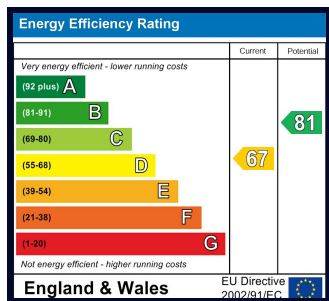
All mains services are connected, gas fired central heating and telephone subject to BT regulations.

ROOMS AND SIZES

Reception Hall	
Lounge	4.95m x 3.48m (16'3" x 11'5")
Conservatory	3.38m x 3.38m (11'1" x 11'1")
Kitchen/Breakfast Room	5.72m x 2.84m (18'9" x 9'4")
Dining Room	3.66m x 2.77m (12' x 9'1")
Ground Floor Cloakroom/W.C.	
Bedroom One	3.56m x 3.38m (11'8" x 11'1")
En-Suite	
Bedroom Two	3.76m x 2.84m (12'4" x 9'4")
Bedroom Three	3.10m x 2.77m (10'2" x 9'1")
Bedroom Four	3.38m x 2.18m (11'1" x 7'2")
Bathroom	
Garage	5.59m x 2.64m (18'4" x 8'8")
Rear Garden	

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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.