JonathanWright estate agents

4 Sunningdale, Leominster, HR6 8EH. £225,000

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PROPERTY FEATURES

- A Well presented Semi-Detached House
- 3 Bedrooms
- Lounge
- Kitchen/Dining Room
- Family Bathroom
- Gas Central Heating
- Rear Garden
- Parking For Vehicles
- Large Store Room/Workshop
- Close To Town Centre

To view call 01568 616666

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Situated on the northern edge of the historic market town of Leominster a modern, a well presented semi-detached house offering gas fired centrally heated and UPVC double glazed accommodation to include a welcoming reception hall, good size and light lounge, modern fitted kitchen/dining room, 3 good size bedrooms, modern bathroom and outside a driveway to front and side with parking for plenty of vehicles, a safe and secure west facing garden to rear and a workshop/store room with power and lighting.
Situated close by to the property are attractive riverside walks over nearby playing fields and Leominster's town centre is within easy walking distance having a wide range of shops, supermarkets, cafes, restaurants, schooling and a sports centre with swimming pool.

A UPVC double glazed entrance door opens into a welcoming reception hall having inset lighting, laminated flooring, a UPVC double glazed window to side and a door giving access into the lounge.
The good size lounge has a large UPVC double glazed window to front, allowing in plenty of light, wooden laminated flooring, plenty of power points, TV aerial point and a doorway giving access to the kitchen/dining room.
The modern fitted kitchen/dining room has a working surface with an inset stainless steel sink unit with cupboard and space and plumbing for a washing machine under. There are further working surfaces with units under to include cupboards and drawers, space for an upright fridge/freezer and eye-level cupboards. Included with the sale of property is range cooker with a stainless steel extractor hood and light over. The kitchen/dining room also has ample room for a family size dining table, a UPVC double glazed window overlooking the garden to rear and wooden laminated flooring, a useful recess storage area with shelving and a UPVC double glazed patio door giving access to the rear garden.
From the reception hall a staircase rises up to the first floor landing having a UPVC double glazed window to side, an inspection hatch to the loft space above and a door into a linen cupboard with shelving and radiator.
Doors From the landing lead off to the bedroom and bathroom accommodation.
Bedroom one is a good size double bedroom having a UPVC double glazed window to front and ample room for bedroom furniture.
Bedroom two is also a generously sized bedroom having a UPVC double glazed window overlooking gardens to rear and a built-in wardrobe fitment with hanging rail.
Bedroom three has a UPVC double glazed window to front and wood also make a comfortable home office.
From the landing a door opens into the bathroom having a modern suite in whiter to include a P-shaped bath with a glass shower screen and a mains fed shower over, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, inset lighting, extractor fan, heated towel rail and a UPVC double glazed window to rear.

OUTSIDE.
The property is situated in a convenient location within comfortable walking distance of Leominster's town centre. The property is accessed to the front over a pedestrian pathway and onto a tarmacadam driveway with parking for several vehicles. There are also a shrub border, outside lighting and the driveway continues to the side of the property with double open gates giving access to further secure parking to the side of the property.

REAR GARDEN.
The safe and secure rear garden is west facing and enjoys the afternoon sunshine, having a large patio seating area with a cold water tap, lawn garden, a hard standing and well maintained fencing to boundaries. To the rear is a substantial store room/workshop.

STORE ROOM/WORKSHOP.
Having power, lighting, storage within the roof rafters and a UPVC double glazed window. The store room/workshop could easily be insulated and used as a games room or home gym.

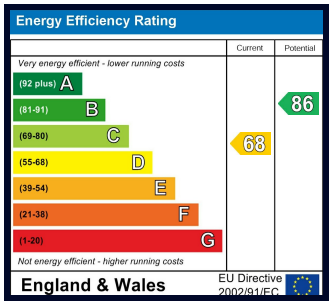
SERVICES.
All main services are connected, gas fired central heating and telephone subject to BT regulations.

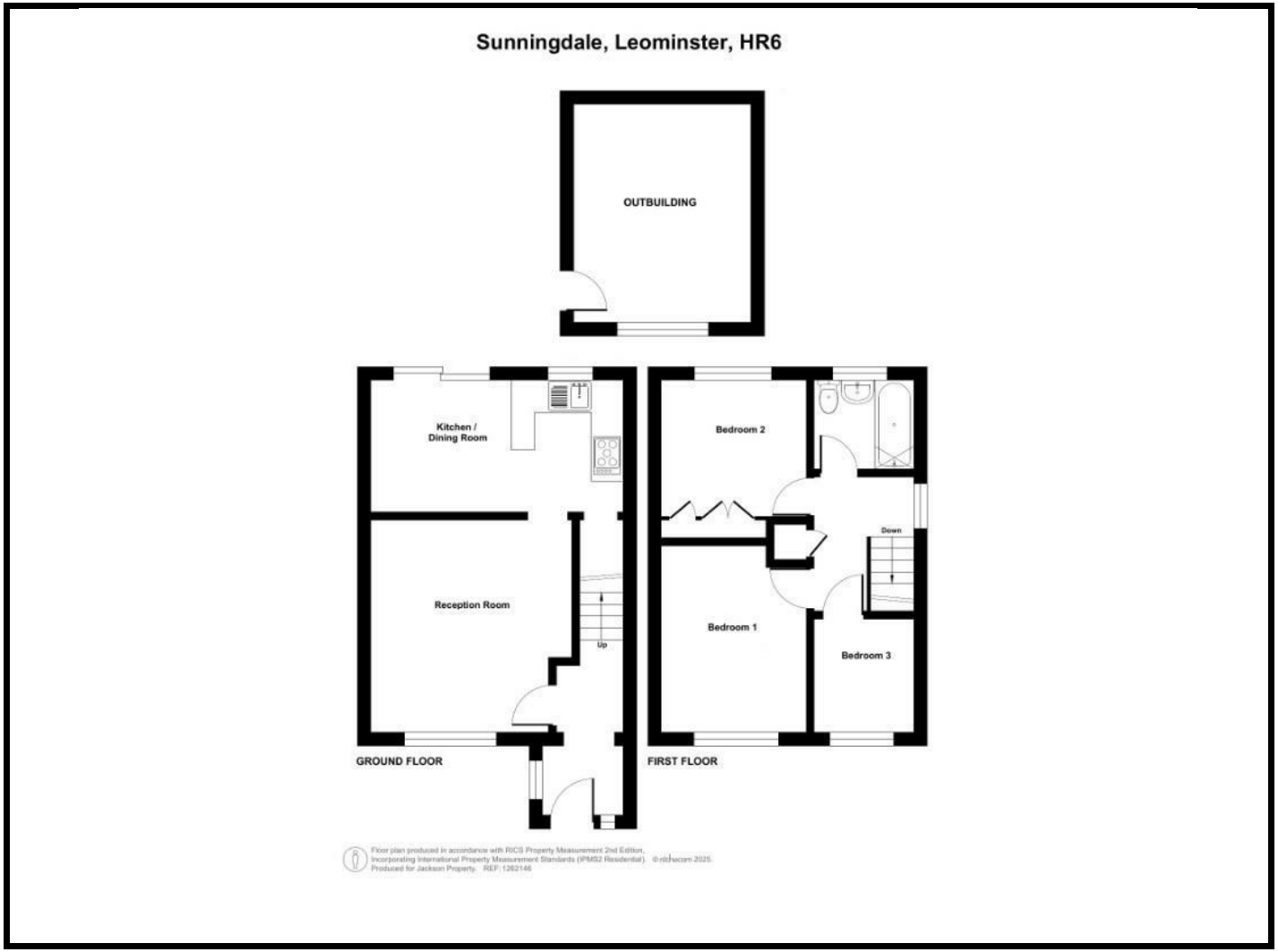
ROOMS AND SIZES

Reception Hall	
Lounge	3.86m x 3.71m (12'8" x 12'2")
Kitchen/Dining Room	4.70m x 2.46m (15'5" x 8'1")
Bedroom One	3.43m x 2.74m (11'3" x 9')
Bedroom Two	2.74m x 2.57m (9' x 8'5")
Bedroom Three	2.21m x 1.85m (7'3" x 6'1")
Bathroom	
Rear Garden	
Storage/Workshop	4.06m x 3.28m (13'4" x 10'9")

PROPERTY INFORMATION

Council Tax Band - B
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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