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2 Wynyard Close, Leominster, HR6 8HH. £285,000

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Leominster
HR6 8HH**

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PROPERTY FEATURES

- A Spacious Semi-detached house
- 3 Bedrooms
- Modern fitted Kitchen
- Lounge/Dining Room
- Studio and Playroom
- UPVC Double Glazed
- Gas Fired Central Heating
- Good sized rear Gardens
- Off Road Parking
- Wood burning stove

To view call 01568 616666



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A most spacious and well presented semi detached house, with great potential for further extension and offering UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, lounge/dining room with wood burning stove, a modern kitchen, sitting room/play room, office/studio, 3 good sized bedrooms, bathroom and outside a garden to front, a good size safe and secure garden to the rear and a driveway for parking for vehicles.

Wynyard Close is well positioned for good amenities to include a nearby Morrisons Supermarket, schooling and Leominster town centre is only a short walk away, with a good range of shops, supermarkets, cafes, restaurants, leisure centre with pool and train station.

A UPVC double glazed entrance door opens into a welcoming reception hall, which has UPVC double glazed windows to the front, tiled flooring, useful downstairs storage area and a door opening into a lounge/dining room.

The spacious lounge/dining room narrows to 8'8" within the dining area and has an attractive wood burning stove standing on a raised hearth, a UPVC doubled glazed window overlooking gardens to the front, wooden laminated flooring and ample room for a family sized dining table. There are UPVC double glazed french doors opening out to the rear garden and also a connecting door into the kitchen, which can also be accessed off the reception hall.

The modern kitchen has a working surface with an inset sink unit, with a mixer tap over and a cupboard and an integral slim line dishwasher under. The working surfaces continue with base units to include cupboards and a drawer and built into the working surface is a four ring gas hob with an electric double oven under and a concealed extractor fan and light over. There is also space and plumbing for a washing machine and the kitchen has matching eye level cupboards, space for an upright fridge freezer into a recess, inset lighting, a UPVC double glazed window overlooking the rear garden and a door into a pantry with shelving. From the kitchen a doorway leads into a sitting room/play room which has tiled flooring, a UPVC double glazed window to the side and UPVC double glazed French doors to the rear garden.

From the sitting room/playroom a door opens into a studio/office with a frosted UPVC double glazed window to the side and double opening doors into a useful storage cupboard with shelving.

From the reception hall the staircase rises up to the first floor landing having a UPVC double glazed window to the side and an inspection hatch to the loft space up above, with a drop down loft ladder. A door opens into a cupboard, housing a Worcester gas fired combination boiler, heating hot water and radiators as listed, and shelving under. Doors then lead off into bedroom accommodation.

Bedroom One is a good sized double bedroom with a large built-in wardrobe fitment and dressing table. There is also a UPVC double glazed window to the front with ample room for bedroom furniture.

Bedroom Two is also a good sized double bedroom and has a built in wardrobe fitment with storage over and a UPVC double glazed window overlooking the rear garden.

Bedroom Three has a UPVC double glazed window to the front and doors into a built-in wardrobe.

From the landing a door opens into the bathroom, having a suite in white to include a side panelled bath with an electric shower over and shower screen, a pedestal wash hand basin and low flush WC. The bathroom is tiled from floor to ceiling height and has a frosted UPVC doubled glazed window to the rear and a shaver socket.

OUTSIDE

The property is situated in a quiet cul-de-sac position and has a driveway to the front with parking for vehicles. There is also a lawned garden and also gated access to a passageway leading to the rear garden.

REAR GARDEN

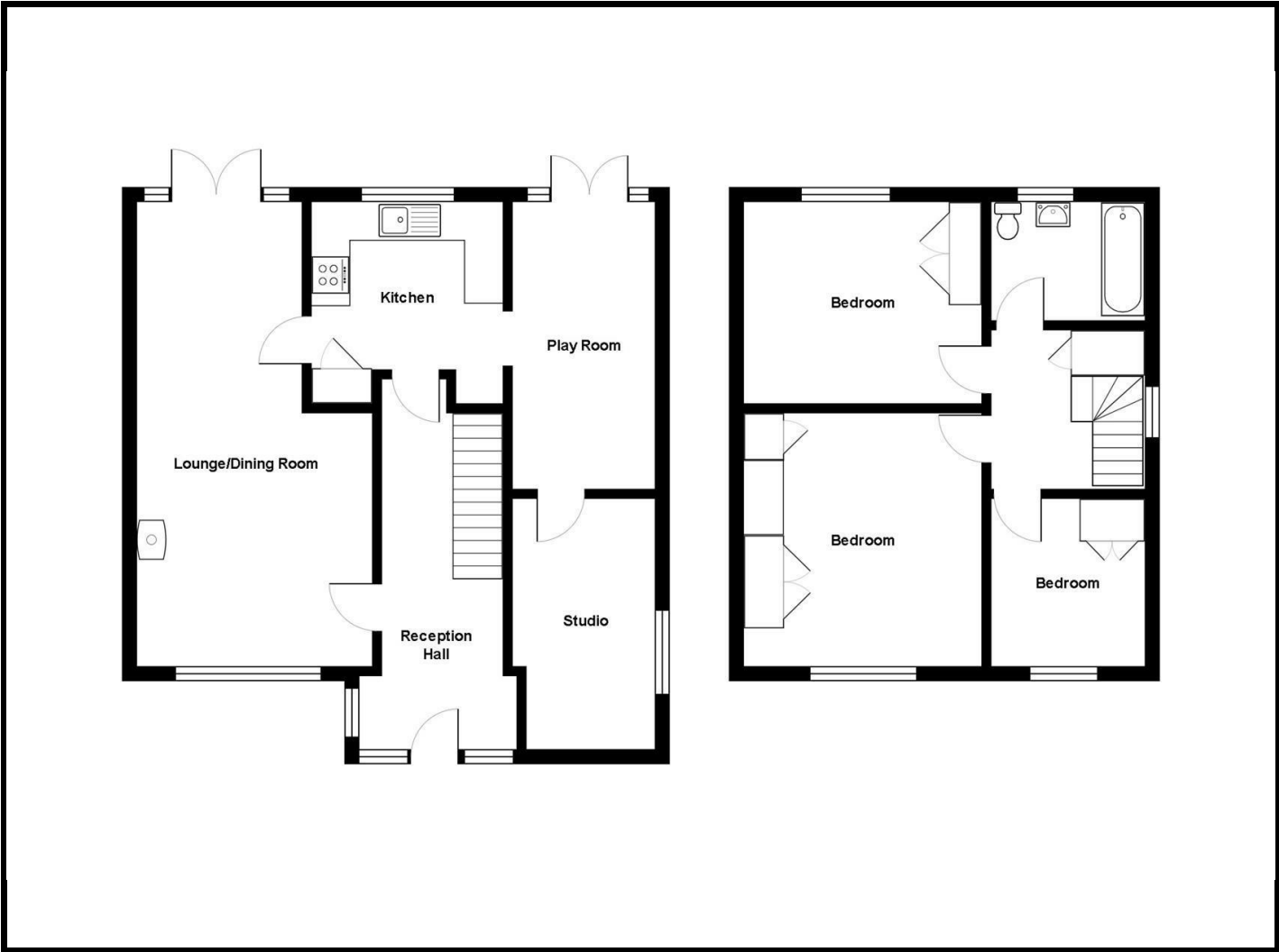
A feature of the property is the large rear garden, ideal for young families and keen gardeners and there is also great potential for further extension (subject to any local authority regulations). The rear garden has a large patio seating area ideal for entertaining with outside lighting and an outside cold water tap. Steps then lead up to the main garden which is laid to lawn and in one corner is a timber built storage shed.

SERVICES

The property has all mains services connected and gas fired central heating via a combination boiler system.

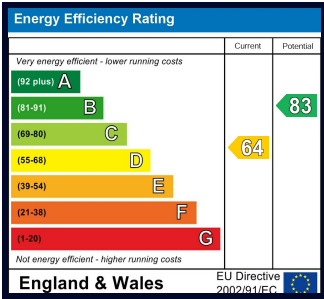
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	7.37m x 3.78m (24'2" x 12'5")
Kitchen	3.05m x 2.72m (10' x 8'11")
Sitting Room/Play Room	4.57mx2.26m (15'x7'5")
Studio/Office	3.99m x 2.29m (13'1" x 7'6")
Bedroom One	4.19m x 3.58m (13'9" x 11'9")
Bedroom Two	3.58m x 3.15m (11'9" x 10'4")
Bedroom Three	2.18m x 2.64m (7'2" x 8'8")
Bathroom	



PROPERTY INFORMATION

Council Tax Band - C
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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