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14 Westfield Walk, Leominster, HR6 8HD. No Onward Chain £230,000

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Leominster
HR6 8HD**

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PROPERTY FEATURES

- **An Extended Terraced House**
- **3 Bedrooms**
- **Lounge**
- **Sitting Room**
- **Spacious Kitchen/Dining Room**
- **Bathroom with Shower**
- **Large Rear Garden**
- **Driveway With Parking**
- **Close To Town Centre**



To view call 01568 616666



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A spacious and extended terraced house, offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, lounge, sitting room, spacious and modern kitchen/dining room, 3 good size bedrooms, modern bathroom and outside a brick paved driveway to front with parking for vehicles and an attractive good sized garden to rear. Westfield Walk is well positioned for Leominster's town centre and amenities to include a nearby doctors surgery, shops, supermarkets, cafes and restaurants. Details of 14 Westfield Walk, Leominster are further described as follows:

A UPVC double glazed entrance door opens into an enclosed porch having a quarry tiled floor, UPVC double glazed windows to front and a UPVC door opening into the reception hall. The welcoming reception hall has a double glazed window to front, wall mounted Hive thermostat control and a door into the sitting room. The sitting room has a feature fireplace with a gas living flame and coal effect fire, standing on a raised slatted hearth with mantle shelf over. There is a UPVC double glazed bay window to the front and shelving fitted to either side of the chimney breast. From the reception hall a door opens into the Lounge. The good size lounge has a UPVC full length double glazed window overlooking the rear garden, also a fireplace with a gas fire standing on a raised tiled hearth, shelving and cupboards built either side of a chimney breast. There are double opening doors into a good storage cupboard with fitted shelving and also a useful and deep understairs cupboard. From the Lounge an archway leads into the kitchen/dining room. The good size kitchen/dining room forms part of a substantial extension and has a modern fitted kitchen with a working surface and an inset sink unit with mixer tap over and cupboard and plumbing for both a slimline dishwasher and washing machine under. Working surfaces continue with base units under to include cupboards, drawers and built into the working surface is a Lamona 4 ring gas hob with a concealed fan with light over and situated in a housing unit is a Beko electric double oven and grill. The kitchen has matching eye-level cupboards, inset lighting, 2 UPVC double glazed windows overlooking attractive rear gardens. The dining area has ample room for a family size dining table, a large roof light, a further small working surface with cupboards and drawers under, matching cupboards over and room

for a fridge/freezer.

A UPVC door gives access to a shared passageway at the side of the property and a second UPVC double glazed door opens out to the rear garden. From the reception hall a staircase rises up to the first floor landing having an inspection hatch with a drop down ladder to the loft space above, a door into an airing cupboard housing a modern Worcester gas fired combination boiler and shelving and doors leading off to bedroom accommodation. Bedroom one has a large built-in wardrobe fitment with storage over and a UPVC double glazed window to front. Bedroom two has UPVC double glazed window overlooking gardens to rear and a door into a useful storage cupboard with shelving. Bedroom three is also a good size bedroom having fitted shelving, a UPVC double glazed window to front and a door into a useful storage cupboard. From the landing a door opens into a modern fitted bathroom having a large walk-in shower cubicle with wet walling to splashbacks and a mains fed shower over. There is also a vanity unit with an inset wash hand basin with cupboard under and a low flush W.C. The bathroom has a side panelled bath, a frosted UPVC double glazed window to rear, extractor fan and a wall mounted electric heater.

OUTSIDE.

The property is situated a most convenient position close to Leominster's town centre and amenities and is accessed over a pathway to front onto a brick paved driveway with parking for vehicles. There is a pathway leading to the side of the property with a door opening into the previously mentioned shared passageway.

REAR GARDEN.

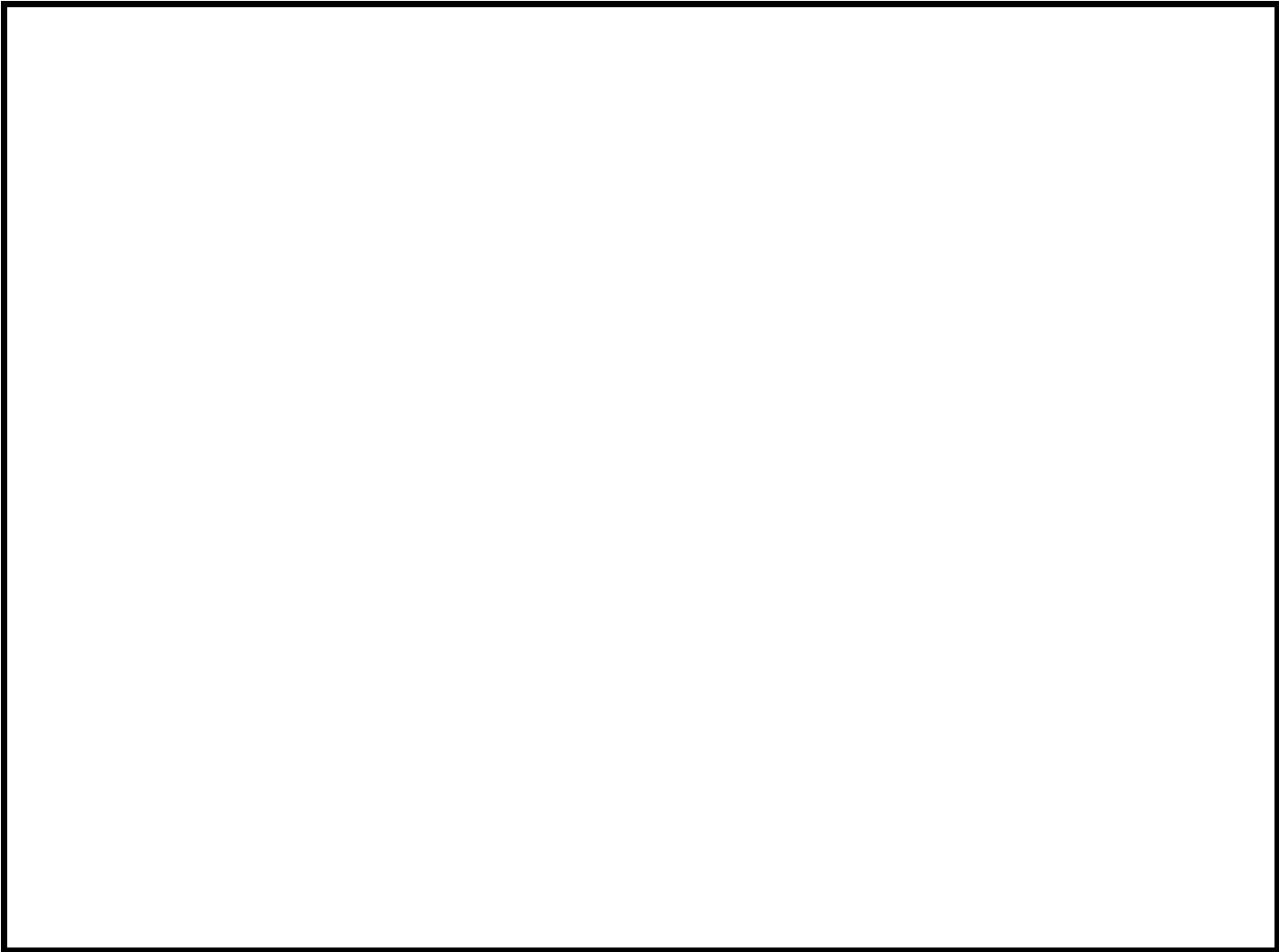
The property enjoys a good sized and west facing garden idea for families with a large slabbed patio seating area with an outside cold water tap and block retaining wall with steps leading up to the main garden. The garden is laid to lawn with fruit trees, a useful storage shed and to the rear of the garden is a rockery and fencing to boundaries.

SERVICES.

All services are connected and gas fired central heating via a Worcester combination boiler.

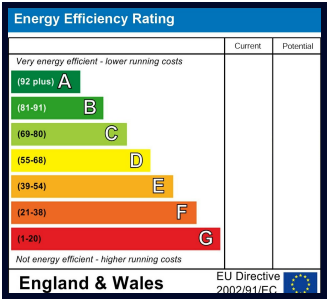
ROOMS AND SIZES

Reception Hall	
Sitting Room	4.14m x 3.99m (13'7" x 13'1")
Lounge	5.54m x 3.35m (18'2" x 11')
Kitchen/Dining Room	6.10m x 3.48m (20' x 11'5")
Bedroom One	3.15m x 2.59m (10'4" x 8'6")
Bedroom Two	3.15m x 2.87m (10'4" x 9'5")
Bedroom Three	2.67m x 2.18m (8'9" x 7'2")
Bathroom	
Rear Garden	



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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