

JonathanWright
estate agents

Nutshell, Aldermans Meadow, Leominster, Hereforshire HR6 8LB. £310,000

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Leominster
Herefordshire
HR6 8LB

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PROPERTY FEATURES

- Detached Bungalow
- 2 Good Size Bedrooms
- En-Suite/Shower Room
- Lounge/Dining Room
- Fitted Kitchen
- Bathroom
- Driveway With Parking
- Gardens To Side And Rear
- Adjoining Garage & Office/Studio
- Close To Town Centre







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Situated in a pleasant position with-in level walking distance of Leominster's main town centre and amenities a detached and double glazed, gas centrally heated bungalow offering accommodation to include an L shaped reception hall, large lounge/dining room, modern kitchen, 2 double bedrooms, one with an en-suite/shower room, main bathroom with shower over and outside a brick paved driveway with parking to front, single garage, gardens to side and rear with patios, a garden office/studio and backing onto Leominster' grass Bowling Green.
The full particulars of Nutshell, Aldermans Meadow, Leominster are further described as follows:

The property is a detached bungalow of brick construction under a tiled roof.
A recess porch gives access through a composite entrance door into an L shaped reception hall, having a panelled radiator, lighting, a door opening into a cloaks cupboard and an inspection hatch to a partly boarded roof space above.
A doorway from the reception hall leads through into the lounge/dining room.
The lounge/dining room has 2 double glazed windows, one to front and one to rear, double glazed French doors to side, feature fireplace with a timber lintel over, wood burning stove standing on a raised plinth. There is lighting, power, panelled radiators and an archway leading through into the kitchen.
The kitchen also has another archway giving access from the reception hall. The kitchen is fitted with modern units to include an inset one and a half bowl, single drainer sink unit, working surfaces, base units and cupboards and drawers under. There is space and plumbing for a washing machine, planned space for a gas or electric cooker and also space for a slim-line dishwasher. There are tiled splashbacks, matching eye-level cupboards, plenty of power points, inset ceiling lighting, window to rear, door to rear, planned space for an upright fridge/freezer and a door opening into a built-in cupboard with shelving.
From the reception hall a door opens into the bathroom. The bathroom has a suite of a panelled bath with hand grips, shower attachment over, pedestal wash hand basin, low flush W.C, window to front, radiator and a ceiling light.
Another archway in the reception hall gives access under and through into the bedrooms.
Bedroom one has built-in floor to ceiling, wardrobes ceiling light, panelled radiator, window to rear and a door opening into an en-suite shower room.
The en-suite/shower room has an enclosed shower cubicle, low flush W.C, wash hand basin, vertical heated towel rail/radiator and a window to rear.
Bedroom two has a window to front, panelled radiator, ceiling light and built-in wardrobes.

OUTSIDE.
The property is approached to the front across a brick paved driveway with parking for motor vehicles and an adjoining garage.

GARAGE.
The garage has a metal up and over front door, lighting and power.

GARDENS.
The bungalow has a small and pretty front garden with a gate giving access through to the side and rear.
The side garden is well stocked having borders, timber garden shed, greenhouse and a pleasant patio area.

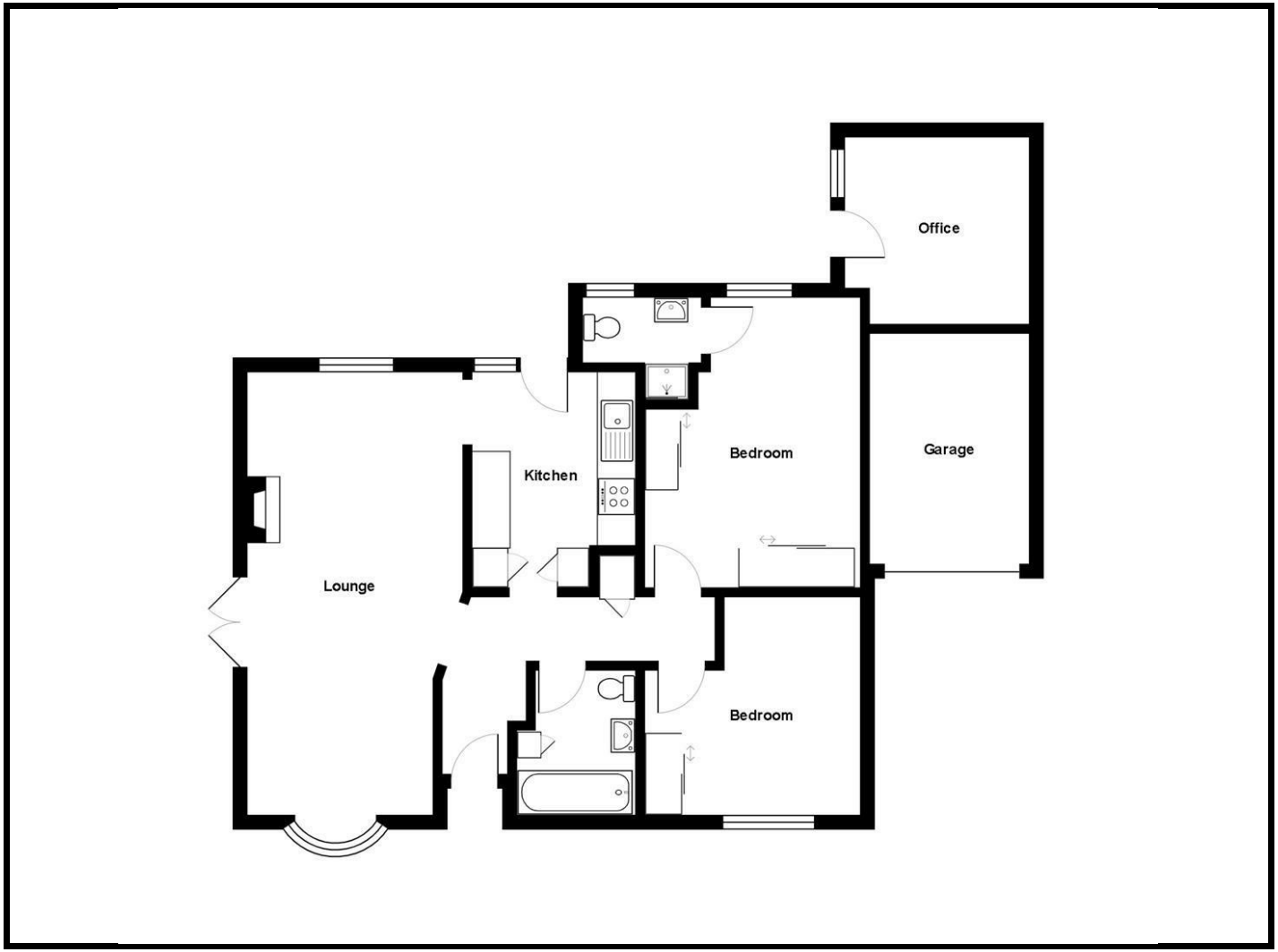
REAR GARDEN.
The rear garden is easily maintained with more patio, seating areas, shrub gardens, mature fencing and hedging and backing onto Leominster's grass Bowling Green.

OFFICE/STUDIO.
There is also an office/studio to the rear of the garage , with lighting, power, panelled radiator, double glazed window and door to front.

SERVICES.
All mains services are connected and a gas fired central heating via a Worcester boiler which is wall mounted in the kitchen.

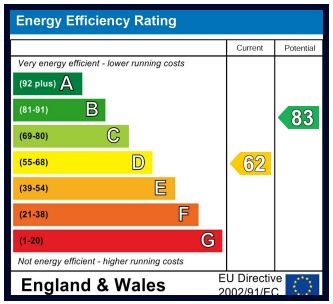
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	6.91m x 3.71m (22'8" x 12'2")
Kitchen	2.79m x 2.51m (9'2" x 8'3")
Bathroom	
Bedroom One	4.04m x 2.84m (13'3" x 9'4")
En-Suite/Shower Room	
Bedroom Two	3.35m x 2.84m (11' x 9'4")
Garage	3.71m x 2.59m (12'2" x 8'6")
Gardens & Rear Garden	
Office/Studio	3.00m x 2.95m (9'10" x 9'8")



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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