JonathanWright
estate agents

23 Millcroft Road, Bodenham, Herefordshire HR1 3LX. No Onward Chain £380,000

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PROPERTY FEATURES

- A Spacious Detached Bungalow
- 3 Bedrooms
- Lounge
- Separate Dining Room
- Kitchen
- Sunroom
- Separate W.C.
- Detached Garage & Outbuildings
- Large Gardens
- Views to the Front

To view call 01568 616666

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Standing in large gardens, a spacious detached bungalow offering double glazed and gas fired centrally heated accommodation to include a reception hall, lounge with attractive views overlooking neighbouring countryside, a separate dining room, kitchen, sunroom, 3 good size bedrooms, bathroom, boiler room with adjoining W.C. and outside lawned garden to the front, a large garden to the rear ideal for young families or keen gardeners, outbuildings, a driveway with plenty of parking for vehicles and a large detached garage.
The property is situated on the edge of Bodenham village with open rural views to the front and close to Bodenham's good amenities to include a village pub, doctors surgery, shop and a primary school. Not far from Bodenham is the cathedral city of Hereford, with a further good range of amenities.

A double glazed entrance door opens into an enclosed porch with a door giving access into the reception hall. The reception hall has wall lighting, an inspection hatch to the large loft space above and doors off to the accommodation.
The lounge has a UPVC double glazed bow window to the front with an attractive outlook over neighbouring fields, wall lighting and sliding doors giving access into a dining room.
The dining room has a full length double glazed window to the side, ample room for a family size dining table, wall lighting and a sliding door giving access to the kitchen.
The kitchen has a range of working surfaces with base units under to include cupboards and drawers, planned spaces for a dishwasher and washing machine and built into the working surface is a 4 ring electric hob. Built into a housing unit is a Zanussi electric double oven and the kitchen has a range of matching eye-level cupboards with corner shelving, a window overlooking the rear gardens and space for a fridge/freezer. The kitchen also has a connecting door into the reception hall.
A door from the reception hall opens into a sunroom having a solid roof, full length UPVC double glazed windows overlooking the rear garden and a UPVC double glazed sliding door opening out to a rear patio.
From the sunroom a door opens into a boiler room housing a Worcester gas fired boiler, heating hot water and radiators as listed.
Also off the boiler room is W.C. having a low flush W.C and a frosted UPVC double glazed window.
From the reception hall doors lead to all bedrooms.
Bedroom one has a large built-in wardrobe fitment with dressing table, a UPVC double glazed window to the front with a far reaching view over countryside and a UPVC double glazed window to the side.
Bedroom two is also a good size double bedroom, having a UPVC double glazed window to the rear overlooking the gardens.
Bedroom three is also generously sized and has a built-in desk unit with drawers under and a wardrobe with storage over. There is also a UPVC double glazed window to front with attractive outlook.
From the reception hall a door opens into the bathroom having a suite to include a side panelled bath with a glass shower screen and a mixer shower over, low flush W.C. and a wash hand basin with vanity unit under. The bathroom has a frosted double glazed window to the rear and a door into an airing cupboard housing a Factory insulated hot water cylinder with shelving.

OUTSIDE.
The property is situated in an attractive and quiet position on the edge of Bodenham village overlooking open countryside. To the front of the property is a large splayed brick paved driveway with ample parking for plenty of vehicles, a lawned garden and the driveway continues to the side of the property with additional parking.

GARAGE.
The garage has an electric motorised roller door and also has power, windows overlooking the garden and a side door to rear garden. The garage could be converted into a spacious home office, gym or playroom.

REAR GARDEN.
Off the driveway an opening leads to the rear garden. A feature of the property is the large garden, ideal for young families or keen gardeners. and has a spacious patio seating area and a large lawned garden. To the rear of the garage is a veranda providing a sheltered storage area with an adjoining shed. and at the rear of the garden are further outbuildings to include a large workshop.

WORKSHOP
The workshop which has been sub-divided has a window overlooking gardens, power and up and over doors into both sections.
Also in the garden is a timber built storage shed with an adjoining open fronted storage area.

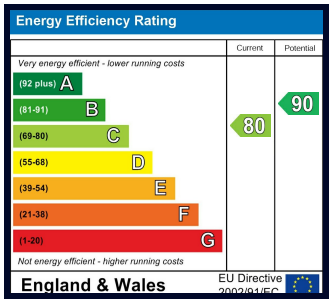
SERVICES.
All mains services are connected and gas fired central heating. The property has Solar Panels fitted which are owned by the property and also has battery storage within the roof space.

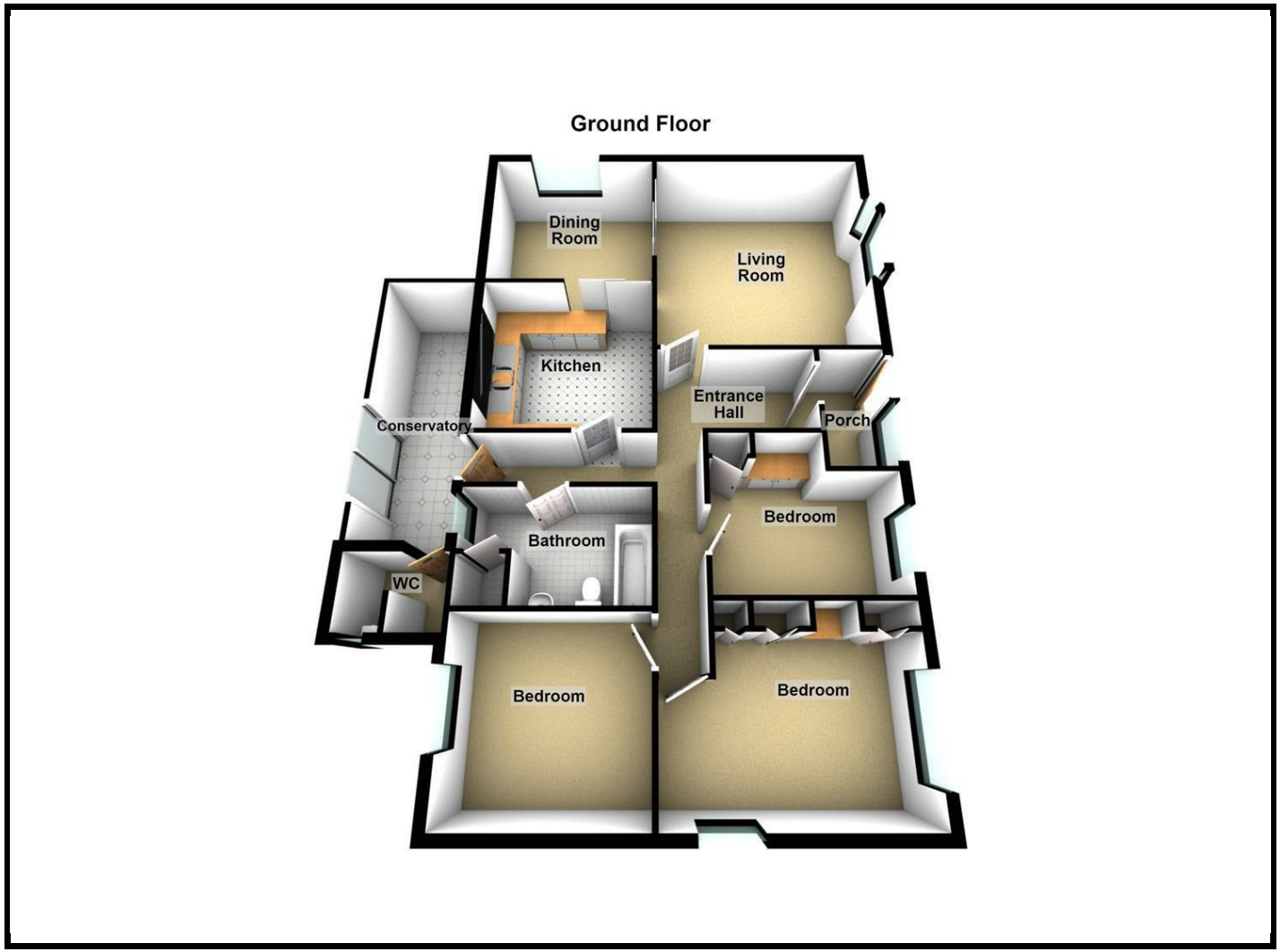
ROOMS AND SIZES

Reception Hall	
Lounge	4.50m x 4.17m (14'9" x 13'8")
Dining Room	3.25m x 2.97m (10'8" x 9'9")
Kitchen	3.25m x 3.15m (10'8" x 10'4")
Sunroom	5.18m x 1.88m (17' x 6'2")
Boiler Room & W.C.	
Bedroom One	4.37m x 2.90m (14'4" x 9'6")
Bedroom Two	3.28m x 3.20m (10'9" x 10'6")
Bedroom Three	3.28m x 2.92m (10'9" x 9'7")
Bathroom	
Garage	6.10m x 4.72m (20' x 15'6")
Rear Garden	
Workshop One	4.67m x 3.43m (15'4" x 11'3")
Workshop Two	5.51m x 2.64m (18'1" x 8'8")

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.

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