47 Danesfield Drive, Leominster, HR6 8HP. £230,000

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PROPERTY FEATURES

- Detached Bungalow
- 2 Bedrooms
- Lounge/Dining Room
- Kitchen
- Wet Room
- Gardens To Front And Rear
- Detached Garage
- Views Between Neighbouring Properties to Bircher Common
- Driveway With Parking For Vehicles

To view call 01568 616666

JonathanWright
estate agents

A most attractive and detached modern bungalow offering double glazed and gas fired centrally heated living accommodation with the benefit of modern Solar panels, standing in generous gardens in a cul-de-sac position on the popular residential development of Danesfield Drive.
The accommodation includes an L shaped reception hall, lounge/dining room, fitted kitchen with appliances, 2 good size bedrooms with built-in wardrobes, modern wet room and outside a private drive, a detached garage and gardens.
The full particulars of 47 Danesfield Drive, Leominster are further described as follows:

An entrance door opening into an L shaped reception hall.
The reception hall has 2 ceiling lights, smoke alarm, inspection hatch to roof space above, telephone point and doors opening to the accommodation.
The lounge/dining room has a picture window to the front with views between neighbouring properties over to Bircher Common. There is a window to the side, 2 ceiling lights, power points, TV aerial point, moulded ceiling cornice and moulded ceiling rose.
From the reception hall a doorway leads through into the kitchen.
The well fitted, modern kitchen has units to include an inset, stainless steel, single drainer sink unit, mixer tap over, base units with cupboards and drawers under. Inset into the working surface is a 4 ring induction hob, a fan assisted electric oven with grill under and a stainless steel canopy extractor hood with light over. There is tiling to splashbacks, matching eye-level cupboards, space and plumbing for an automatic washing machine, space for an upright fridge/freezer and also space for a tumble dryer. The kitchen has a window to front, ceiling spotlighting and power points.
The bedrooms are situated to the rear of the bungalow.
Bedroom one has built-in bedroom furniture, planned space for a double bed, wardrobes to either side and top boxes over. There is a large double glazed window overlooking the garden to rear, ceiling light and power points.
Bedroom two has a window to rear, ceiling light, power points, built-in wardrobes, centre dressing table with mirror.
In the reception hall a door opens into a modern wet room.
The wet room has a Mira electric shower, pedestal wash hand basin, low flush W.C and tiling completely to ceiling height. There is an opaque double glazed window to side, wet room floor covering, a ceiling light and an extractor fan.
In the reception hall a door opens into a boiler cupboard with a floor standing, Johnson and Starley gas heater. The heating is ducted throughout the bungalow and provides an efficient form of central heating.
To the side is a well insulated hot water cylinder and also another cupboard with fitted shelving.

OUTSIDE.
The bungalow is approached to the front across a Cotswold stone driveway with parking for more motor vehicles a lawn garden to front.
To the side is a detached garage.

GARAGE.
The garage has lighting, power and a door opening to the side.

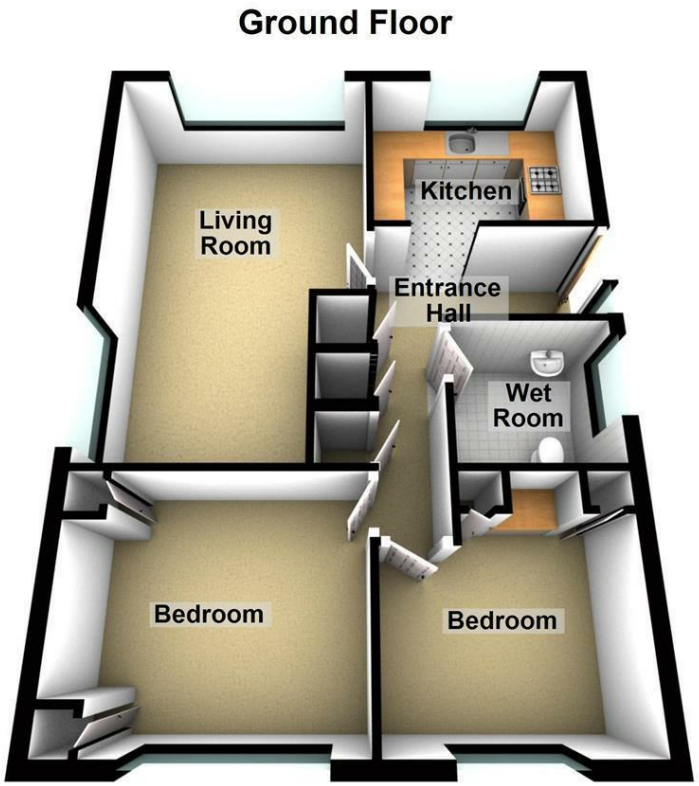
REAR GARDEN.
The south facing rear gardens has a seating area, retaining walls, raised gardens and beds and a generous size lawn garden with mature hedging and boundaries.

AGENTS NOTE.
The property was fully renovated 6 years ago.

SERVICES.
All mains services are connected, gas fired central heating via a warm air ducted system.
The property has Solar Panels.and telephone to BT regulations.

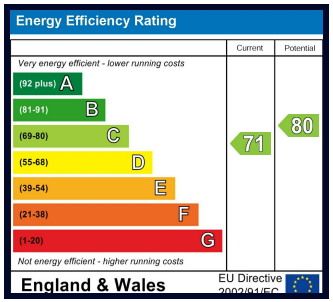
ROOMS AND SIZES

Reception Hall	
Lounge/Dining Room	5.87m x 3.45m (max) (19'3" x 11'3" (max))
Kitchen	2.82m x 2.36m (9'3" x 7'9")
Bedroom One	3.45m x 3.20m (11'4" x 10'6")
Bedroom Two	2.84m x 2.44m (9'4" x 8')
Wet Room	
Detached Garage	5.79m x 2.62m (19' x 8'7")
Rear Garden	



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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