



**JonathanWright**  
estate agents



**50 Buckfield Road, Leominster, Herefordshire HR6 8SQ. £350,000**



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Leominster  
Herefordshire  
HR6 8SQ**

**£350,000**

### **PROPERTY FEATURES**

- **Detached Extended Bungalow**
- **3 Bedrooms**
- **Spacious lounge**
- **Kitchen/Dining Room**
- **Cloakroom/W.C.**
- **Gas Fired Central Heating**
- **Garage And Carport**
- **Gardens To Front And Rear**

**To view call 01568 616666**



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Situated in a sought after residential position a spacious, detached and extended bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, spacious lounge, kitchen with open plan dining room, cloakroom/W.C, 3 good size bedrooms, modern fitted bathroom and outside a lawned garden to front, a good sized west facing garden to rear with storage sheds, driveway with parking for vehicles, carport and garage. The property is situated on the popular Buckfield Road development and close by are attractive walks over Linea Parkland and also within level distance is a Morrisons supermarket. There are regular Hopper Bus services into Leominster's town centre offering a good range of amenities to include shops, supermarkets, cafes and restaurants, library, sports centre with swimming pool and a train station with regular train services to the nearby cathedral city of Hereford. Details of 50 Buckfield Road, Leominster are further described as follows:

A UPVC entrance door opens into an enclosed porch having UPVC double glazed windows to front, quarry tiled floor and a door into a meter cupboard. From the porch a frosted UPVC door opens into an L shaped reception hall having an inspection hatch to the loft space above, smoke alarm and doors leading off to the accommodation.

The light and spacious L shaped lounge has 2 UPVC double glazed windows, one to the front and one to the side, plenty of power points, TV aerial point, space to the rear for a dining table and wall lighting. From the reception hall a sliding door gives access into the kitchen having a working surface with an inset sink unit with a mixer tap over and cupboards and drawers under. The working surfaces continue with base units of cupboards and drawers under, planned space for a fridge, tray shelf and built into the working surface is a Neff electric hob with a concealed extractor fan with light over. Situated in a housing unit is a Lamona electric double oven with cupboards under and over. The kitchen has a range of matching eye-level cupboards, tiled splashbacks, wooden laminated flooring, double opening doors into a pantry with shelving and a door into a useful cupboard. Open plan off the kitchen is a good sized dining room/utility room having space for a family size dining table, 2 UPVC double glazed windows overlooking the rear gardens, also a working surface with space under for appliances and plumbing and drainage for a washing machine. The dining room has a continuation

of the laminated flooring and a UPVC double glazed door giving access to the side of the property. From the reception hall a door opens into a cloakroom/W.C having a low flush W.C, wash hand basin, vanity cupboard under and a frosted window to the front. From the reception hall a door opens into the boiler cupboard housing a Worcester gas fired combination boiler and shelving. Doors from the reception hall lead off to bedrooms and bathroom as listed. Bedroom one is a good size double bedroom having ample room for bedroom furniture and a UPVC double glazed window to front. Bedroom Two is also a generously sized bedroom having a UPVC double glazed window overlooking the rear garden. Bedroom Three has a UPVC double glazed window to the front. Off the reception hall a door gives access into a modern fitted bathroom having a side panelled bath with mains fed shower over, pedestal wash hand basin and a low flush W.C. There is tiling from floor to ceiling height, a frosted UPVC double glazed window to rear, vinyl floor covering and a vanity light.

#### OUTSIDE.

The property is situated in an attractive position on the sought after Buckfield Road development and the property is approached to the front over a pedestrian pathway and onto a tarmac driveway with parking for vehicles. There is a lawned garden to front with floral borders and the driveway continues to the side of the property where there is a carport with lighting and at the end of the driveway is a detached garage.

#### GARAGE.

The detached garage has an electric door, power, lighting, a window to rear and a UPVC double glazed door to the rear garden. At the end of the driveway a covered walkway gives access to the rear garden.

#### REAR GARDEN.

The good size west facing rear garden enjoys the afternoon sunshine and has a slabbed patio seating area, lawned garden, outside cold water tap, a raised bed, 2 timber built storage sheds, a green house, shrub border and the lawned garden continues to the side of the property.

#### SERVICES.

All mains services connected, gas fired central heating and telephone subject to BT regulations.

## ROOMS AND SIZES

Reception Hall

Lounge 6.93m x 3.78m (max) (22'9" x 12'5" (max))

Kitchen 2.74m x 2.44m (9' x 8')

Dining/Utility Room 3.68m x 3.51m (12'1" x 11'6")

Cloakroom/W.C.

Bedroom One 4.04m x 2.95m (13'3" x 9'8")

Bedroom Two 4.01m x 2.74m (13'2" x 9')

Bedroom Three 3.05m x 2.44m (10' x 8')

Bathroom

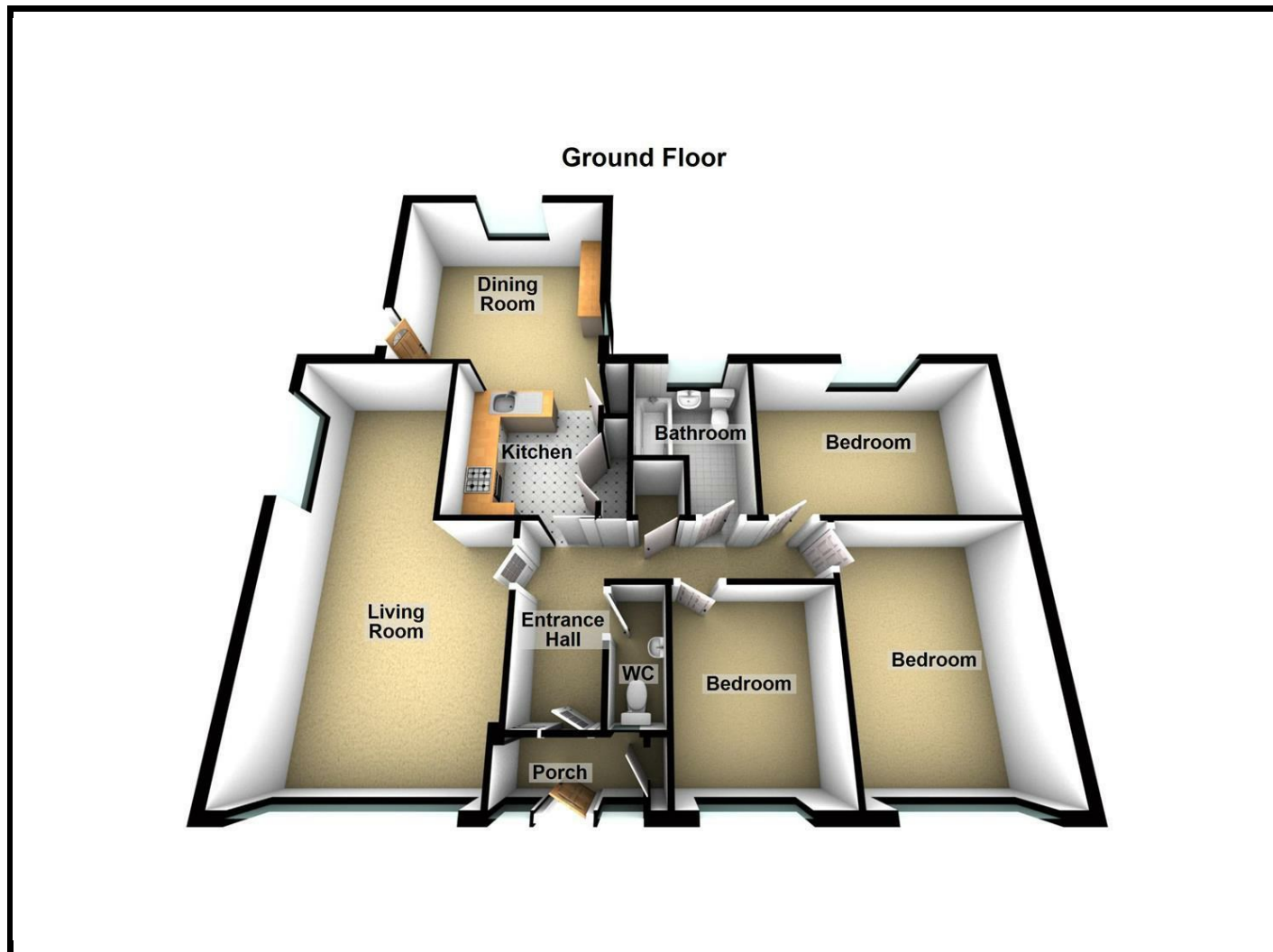
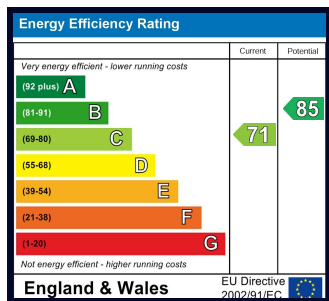
Garage 5.72m x 3.10m (18'9" x 10'2")

Rear Garden

## 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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