



JonathanWright
estate agents



Hazlewood , Dilwyn, Herefordshire HR4 8HS. £480,000

**Hazlewood
Dilwyn
Herefordshire
HR4 8HS**

£480,000

PROPERTY FEATURES

- **Detached House**
- **4 Bedrooms in Total**
- **Sitting Room**
- **Separate Dining Room**
- **Large Ground Floor Bedroom**
- **Kitchen/Breakfast Room And Utility Room**
- **Ground Floor Cloakroom**
- **Parking For Vehicles**
- **Gardens To Side,Front & Rear**
- **Village Location**



To view call 01568 616666



JonathanWright
estate agents



Situated in a most sought after black and white village of Dilwyn an individual and well presented detached house offering spacious and flexible accommodation to include an enclosed porch, reception hall, sitting room with wood burning stove, separate dining room, kitchen/breakfast room, utility room, ground floor bed, ground floor cloakroom/W.C, 3 further good sized bedrooms, a large walk-in storeroom, en-suite/shower room, main family bathroom and outside good sized lawn gardens to front, attractive patio and vegetable gardens to side and rear, workshop with power and lighting, wood store and driveway with parking for plenty of vehicles. The property is situated on the edge of Dilwyn village and has fantastic rural views to rear. The village centre is only a short walk away and Dilwyn is well served with amenities to include a primary school, church and village pub. The market town of Leominster is only a short drive away having a wide range of amenities to include shops, supermarkets, cafes, restaurants, schools and a train station. Details of Hazelwood, Dilwyn Herefordshire are further described as follows:

The property is a spacious detached house of brick construction under a tiled roof. A glazed panelled entrance door opens into an enclosed porch with a quarry tiled floor and a door giving access into a welcoming reception hall. The reception hall has a door into a useful under stairs storage cupboard, a wall mounted thermostat control and doors off to the ground floor accommodation.

The sitting room has a feature fireplace with an inset wood burning stove standing on a tiled hearth, a double glazed window to front overlooking attractive gardens and double opening doors giving access to a rear conservatory. The feature of the conservatory is an attractive rural view to the rear. The conservatory has a glass roof, UPVC double glazed windows and a door giving access to the rear of the property.

Off the reception hall a door opens into a dining room, The good size dining room has ample room for a family size dining table, French doors opening to the rear and also providing an attractive view and a serving hatch into the kitchen.

From the reception hall a door opens into the kitchen/breakfast room. The kitchen/breakfast room is well fitted having a working surface with an inset, stainless steel sink unit and cupboards under. The working surface continues with base units of cupboards and drawers and corner shelving. Built into the working surface is a 4 ring electric hob, a concealed extractor hood with fan and light over, also in a housing unit is an electric oven with microwave shelf over, cupboard and drawers and also a matching upright larder unit. The kitchen has a range of matching eye-level cupboards, corner shelving, glass fronted display cabinet and a useful arched recess with space for an upright fridge/freezer, room for a further appliance and shelving. The kitchen/ breakfast room has tiled flooring, a window to rear with an attractive outlook, ample room for a breakfast table and a door from the kitchen leads into the utility room. The utility room has a working surface with a stainless steel sink unit, cupboards and drawers under, space and plumbing for a washing machine, room for appliances, shelving and a window to front.

From the kitchen/breakfast room a door leads into a rear lobby having a ceiling light, tiled flooring and a door into the ground floor bedroom. The spacious and light bedroom has double glazed windows to side and rear, also plenty of power points, ceiling lights and the lounge could also be used as ground floor accommodation or a good size home office suite.

From the rear lobby a door opens into a rear porch with a quarry tiled floor and a UPVC double glazed door to rear. Off the rear lobby is a door into a useful storage cupboard with shelving and from the reception hall a door opens into a ground floor cloakroom/W.C.

The cloakroom has a low flush W.C, pedestal wash hand basin and a frosted double glazed window to the front. From the reception hall a staircase rises up to the first floor landing having a double glazed window to front, inspection

hatch top roof space above, a door opening into a good storage cupboard with shelving and also a door into an airing cupboard housing a Factory insulated hot water cylinder with shelving.

Doors from the landing lead off to the bedroom accommodation .

Bedroom one is a good size master bedroom has a double glazed window to rear overlooking neighbouring fields, also ample room for bedroom furniture and a door leading off to an en-suite/shower room. The en-suite shower room has a shower cubicle with a glass door, a Mira Sport electric shower over, a low flush W.C, pedestal wash hand basin, extractor fan and double glazed window front.

Bedroom Two is also a good sized room having a double glazed window to rear. Bedroom three is a double bedroom and has a double glazed window overlooking neighbouring fields. A small doorway from bedroom three opens into a large walk-in store room, (having restricted head height), having a window to side, lighting and wood make a fabulous playroom for children or a hobby room.

From the landing a door opens into a main family bathroom having a suite in white to include a side panelled bath, shower cubicle with a Mira Sport shower over, pedestal wash hand basin and a low flush W.C. The family bathroom has tiled splashbacks, extractor fan and a frosted double glazed window to the front.

OUTSIDE.

The property is situated on the edge of the most sought after village of Dilwyn with the property having pedestrian access to the front through a wooden gate with steps leading up to a pathway giving access to the front door. There are good size lawned gardens to front with well stocked floral and shrub borders, outside lighting and pathways leading to either side of the property. Also situated in the garden is a well screened and modern double banded oil tank and to the side of the property is a sweeping driveway with parking for plenty of vehicles. A pathway leads to the side of the property where there is a small vegetable garden, lawned garden, access into a useful workshop.

WORKSHOP.

Having power and lighting and a wood store to side.

REAR.

To the rear is a patio seating area enjoying the open countryside view, also attractive raised beds. outside cold water tap and gated access to the driveway.

SERVICES.

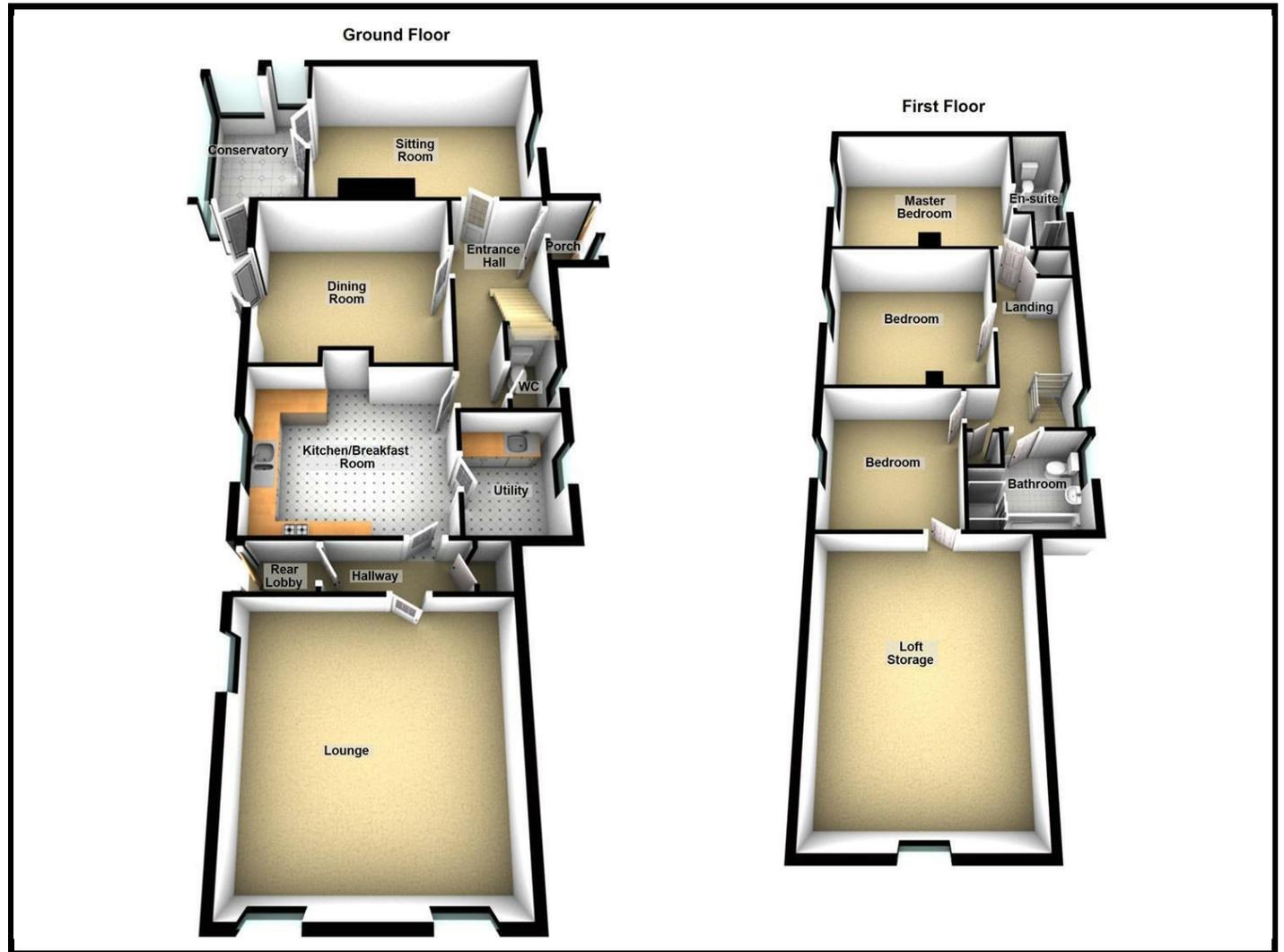
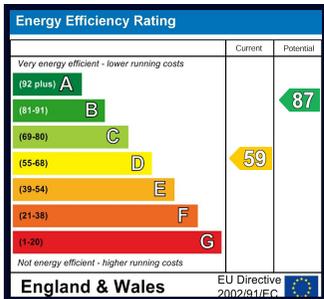
Mains water, mains electricity, oil fired central heating, mains drainage and telephone subject to BT regulations. The property is connected to Fast Fibre Broadband.

ROOMS AND SIZES

Reception hall	
Sitting Room	4.93m x 3.94m (16'2" x 12'11")
Conservatory	3.15m x 2.21m (10'4" x 7'3")
Dining Room	4.27m x 3.81m (14' x 12'6")
Kitchen/Breakfast Room	3.68m x 3.35m (12'1" x 11')
Utility Room	2.34m x 1.88m (7'8" x 6'2")
Ground Floor Bedroom	4.95m x 4.95m (16'3" x 16'3")
Ground Floor Cloakroom/W.C.	
Bedroom One (Master Bedroom)	5.00m x 3.68m (16'5" x 12'1")
En-Suite	
Bedroom Two	4.01m x 3.81m (13'2" x 12'6")
Bedroom Three	3.28m x 3.18m (10'9" x 10'5")
Walk-in Storeroom	6.10m x 3.35m (20' x 11')
Bathroom	
Gardens	
Workshop	12'9" x 8'9" (39'4" x 29'6" x 26'2" x 29'6")

PROPERTY INFORMATION

Council Tax Band - F
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.

Jonathan Wright Estate Agents for themselves and the seller of this property, whose agents they are, give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars relating to this property are made without responsibility and are not to be relied upon as a statement or representation of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

Any intending buyers must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. These particulars are issued solely on the understanding that all negotiations are conducted throughout this agency.