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4 Marlborough Close, Leominster, HR6 8LN. £270,000

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Leominster
HR6 8LN**

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PROPERTY FEATURES

- Semi-Detached Bungalow
- 3 Bedrooms
- En-suite
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Main Family Bathroom
- Private & Secure Rear Garden
- Parking For Vehicles
- Close To Town Centre

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A most spacious and well presented semi-detached bungalow offering UPVC double glazed and gas fired centrally heated accommodation to include an enclosed porch, reception hall, spacious lounge/dining room with fireplace, modern fitted kitchen/breakfast room with appliances, a large rear conservatory, 2 bedrooms, a 3rd bedroom converted from an original garage with an en-suite, main family bathroom and outside parking to front for several vehicles and an attractive and enclosed garden to rear with storage shed.

Marlborough Close is well positioned in a quiet and tucked away location, close to Leominster's town centre and amenities to include shops, supermarkets, cafes, restaurants, library and train station with regular services to the nearby cathedral city of Hereford. Details of 4 Marlborough Close, Leominster are further described as follows:

A UPVC entrance door opens into an enclosed porch having a ceiling light and a glazed panelled door opening into a wide and welcoming reception hall. The reception hall has an inspection hatch to the loft space above and doors off to the accommodation. The most spacious lounge/dining room has an attractive bow window to front, a feature fireplace with an electric flame effect fire, standing on a raised marble hearth with fire surround and mantle shelf over. There is ample room for a dining table, plenty of power points and wall lighting.

From the lounge/dining room a door opens into the kitchen/breakfast room. The modern and well fitted kitchen/breakfast room has a working surface with an inset, stainless steel sink unit and an integral Bosch dish washer and cupboard under and the working surfaces continue with further base units to include cupboards, drawers and a tray shelf. Built into the working surface is a Diplomat 4 ring gas hob with a Diplomat stainless steel extractor hood with light over and in a housing unit is a Diplomat oven with grill, with cupboards over and under and an integral Hotpoint fridge/freezer. There are matching eye-level cupboards, a glass fronted display cabinet, tiled splashbacks, tiled flooring, room for a breakfast table and a UPVC double glazed window looking into a rear conservatory.

From the kitchen/Breakfast room a UPVC double glazed door opens into the rear conservatory. The good size conservatory has wall lighting, power points, a working surface with space under for appliances, tiled flooring, wall lighting, a UPVC double glazed window overlooking the attractive rear garden and a UPVC double glazed French door opening out to the rear garden.

From the reception hall a door opens into an airing cupboard housing a British Gas combination boiler heating hot water and radiators as listed and fitted

shelving.

From the reception hall a door opens into bedroom one. (The smallest measurement is taken into the front of a built-in wardrobe fitment with sliding doors, hanging rails and shelving).

Bedroom one has a UPVC double glazed window to rear and ample room for bedroom furniture.

Bedroom two is also a good size double bedroom having a window looking through into the rear conservatory and double opening doors into a built-in wardrobe fitment.

From the enclosed porch a door opens into bedroom three.

Bedroom three (converted from a previous garage). Having 2 UPVC double glazed windows to side, ample room for bedroom furniture and a door into an en-suite shower room.

The en-suite shower room has a corner shower cubicle with sliding doors and a mains fed shower over, a low flush W.C. and a pedestal wash hand basin. There is an extractor fan, frosted UPVC double glazed window to side and a door into a useful storage cupboard with shelving over.

From the reception hall a door opens into the main bathroom having a suite to include a side panelled bath with a mains fed shower over and glass shower screen, a vanity unit with an inset wash hand basin and W.C. and cupboards and drawers. The bathroom has tiled splashbacks, a frosted UPVC double glazed window to side and an extractor fan.

OUTSIDE.

The property is situated in a quiet and select development, close to Leominster's town centre and amenities. There is a tarmac driveway to front and a stoned garden, which could be used for additional parking and a pathway giving access to the front door with outside lighting.

REAR GARDEN.

The property enjoys a most private and secure rear garden which has been attractively laid out by the current owner. The garden has seating areas, an attractive pergola, well stocked floral and shrub beds and gravelled gardens. Situated in the rear garden is a large timber built storage shed and there is pedestrian access to the side of the property, where there is also a cold water tap.

SERVICES.

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

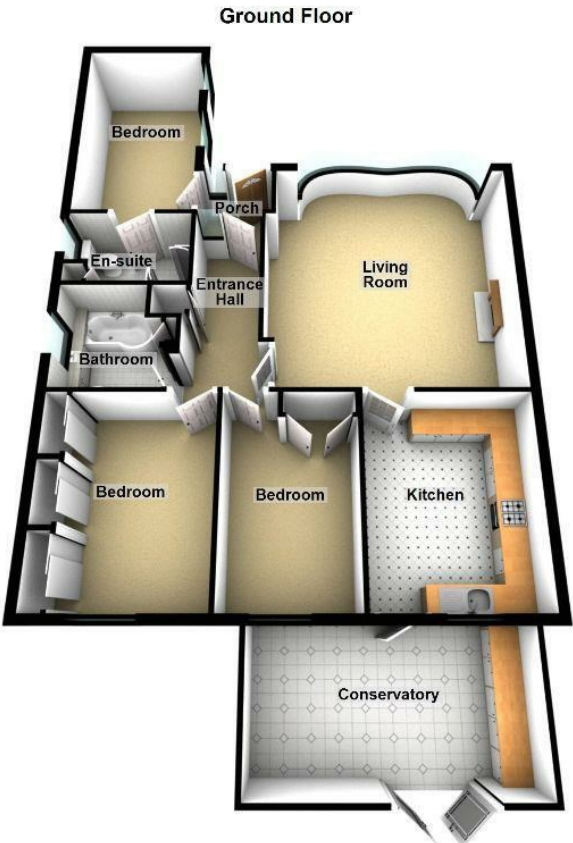
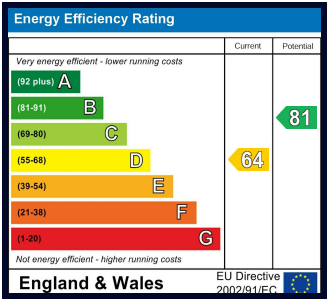


ROOMS AND SIZES

- Reception Hall
- Lounge/Dining Room 5.00m x 4.93m (16'5" x 16'2")
- Kitchen/Breakfast Room 3.89m x 3.12m (12'9" x 10'3")
- Conservatory 5.26m x 2.67m (17'3" x 8'9")
- Bedroom One 3.99m x 2.62m (13'1" x 8'7")
- Bedroom Two 3.25m x 2.49m (10'8" x 8'2")
- Bedroom Three 4.17m x 2.24m (13'8" x 7'4")
- En-Suite
- Bathroom
- 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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