



36 Garnstone Drive, Weobley, Herefordshire HR4 8TH. £365,000

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Weobley
Herefordshire
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PROPERTY FEATURES

- **Semi-Detached House**
- **3 Storey**
- **4 Bedrooms**
- **En-Suite/Shower Room**
- **Open Plan Lounge/Dining Room/Kitchen**
- **Ground Floor Cloakroom/W.C.**
- **Main Family Bathroom**
- **Garage**
- **Gardens To Front And Rear**
- **Village Location**

To view call 01568 616666





A delightful and modern 3 storey semi-detached 4 bedroom house offering additional accommodation to include a reception hall, open plan lounge/dining room/kitchen with fitted appliances, ground floor cloakroom, main family bathroom, en-suite/shower room to the main bedroom, gardens to front and rear, long brick paved drive and a detached garage. The property is situated just off the village centre of Weobley, with the village offering a wide range of shopping facilities, excellent schools from pre-school nursery age up to senior school, doctors surgery, regular bus service, historical half timbered buildings, thriving village community, village hall and easy access to the market town of Leominster and the cathedral city of Hereford. The full particulars of this well presented, high quality property are now further described as follows.

The property is a modern large semi-detached house of brick construction under a slate roof. A canopy porch with outside lighting to the front gives access under and through an entrance door into the reception hall. The reception hall has lighting, power, under floor heating, a door to an under stairs cloaks cupboard and a door opening into a ground floor cloakroom/W.C. The cloakroom/W.C. has a wash hand basin, W.C, downlighters and a double glazed window to front.

A door from the reception hall opens into the open plan lounge/dining room/kitchen. The lounge area has ceiling lights, double glazed window to rear, double opening and double glazed French doors to rear.

Open plan through into the dining and kitchen area with room for a large dining table and chairs. The modern kitchen has plenty of units to include and inset, one and a half bowl, single drainer sink unit, base units of cupboards and drawers, a built-in washing machine, also a built-in dishwasher and a built-in fridge/freezer. An extra which was purchased at the time of construction is an Aga range with the top having 4 burners, centre griddle and is fired by Calor Gas and under is a double oven and grill which is electric. There is an extractor hood with light over, matching eye-level cupboards, double glazed window to front, under floor heating throughout and ceiling downlighters.

From the reception hall a staircase rises and turns up to the first floor landing having 2 ceiling lights, smoke alarm, power points, door to the airing cupboard housing the large Worcester hot water cylinder and doors off to the bedrooms.

Bedroom Two has built-in wardrobes, ceiling light, power points, panelled radiator and a double glazed window to rear. Bedroom three has a double glazed window to front, panelled radiator, lighting, power and a built-in wardrobe. Bedroom four has a double glazed window to rear, panelled radiator, lighting and power. Off the landing a door opens into the bathroom having a modern suite of a panelled bath, mixer tap with shower attachment over, wash hand basin, W.C, ceiling downlighters, vertical heated towel rail, tiled splashbacks, Laura Ashley floor tiles and an opaque double glazed window to front. There is also a door on the landing opening to give access to a large linen cupboard. From the first floor landing a staircase rises and turns up to the second floor with a master bedroom suite. Bedroom one has a double glazed window to front, Velux roof light to rear, 2 panelled radiators, 2 ceiling lights, plenty of power points, built-in wardrobes a useful ironing cupboard and a door to a large en-suite. The en-suite/shower room has an enclosed good size shower cubicle, low flush W.C. to side, pedestal wash hand basin, tiling to splashbacks throughout, an opaque double glazed window to rear, vertical heated towel rail/radiator and ceramic floor tiling.

OUTSIDE.

There is a lawned garden to front, shrub borders and a flagged pathway to the front door. To the side is long brick paved driveway with parking for several motor vehicles and leading to a detached brick built garage with a matching slate roof.

GARAGE.

The garage has a metal up and over front door, concreted floor, power, lighting, roof storage space and a double glazed door opening into a rear garden.

REAR GARDEN.

The private and enclosed rear garden has panelled fencing and the garage as the boundaries having a lawned garden and raised shrub borders. At the rear of the garage is a must have outside bar, timber decking and seating and also outside lighting, cold water tap and power points.

SERVICES.

Mains electricity, mains water and mains drainage.



ROOMS AND SIZES

Reception Hall

Lounge/Dining Room/Kitchen

8.00m (max) x 5.00m (max) (26'3" (max) x 16'5" (max))

Bedroom Two 3.28m x 2.92m (10'9" x 9'7")

Bedroom Three 3.20m x 2.92m (10'6" x 9'7")

Bedroom Four 2.21m x 1.96m (7'3" x 6'5")

Bathroom

Bedroom One 6.22m x 3.18m (20'5" x 10'5")

En-Suite/Shower Room 2.57m x 2.44m (8'5" x 8')

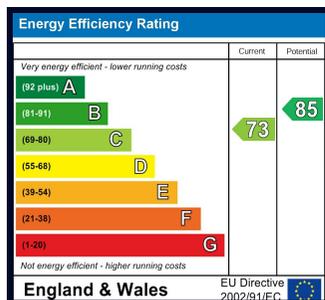
Garage 6.40m x 3.15m (21' x 10'4")

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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