



JonathanWright
estate agents



7 Moor Meadow, Shobdon, Herefordshire HR6 9NT. £395,000

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Shobdon
Herefordshire
HR6 9NT**

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PROPERTY FEATURES

- A Spacious Detached House
- 4 Bedrooms
- Lounge with Wood Burner
- Dining Room
- Kitchen
- Utility Room
- Study/Snug
- Family Shower Room and En-suite Bathroom
- Adjoining Garage
- Gardens to Front & Rear

To view call 01568 616666



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A well presented and detached family home offering most spacious UPVC double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, a good size lounge with wood burning stove, dining room, kitchen, study/snug, utility room, ground floor cloakroom/WC, 4 bedrooms, en-suite bathroom, a main family shower room and outside a south facing garden to front, an attractive and enclosed garden to the rear, a driveway with plenty of parking for vehicles and a good size garage.

The property is situated in a quite position within the heart of Shobdon village, with good amenities close by to include a shop with post office, pub and a primary school. Shobdon is also home to an Airfield with cafe.

A canopy porch with a UPVC double glazed entrance door opens into a welcoming reception hall. The reception hall has a useful under stairs cloaks area and door leading into the lounge. The good size lounge has a fireplace with a wood burning stove standing on a raised hearth, a UPVC double glazed window to the front, a UPVC double glazed patio door to rear and wall lighting. From the reception hall a door opens into the dining room having ample room for a family size dining table and a UPVC double glazed window to the front. From the dining room a wide archway leads into the kitchen having a working surface with an inset stainless steel sink unit and cupboards and drawers under. The working surfaces continue with further base units to include cupboards and drawers, planned space for a gas cooker with an extractor hood with light over and space and plumbing for a dishwasher. There are matching eye-level cupboards, a glass fronted display cabinet, a matching larder unit, room for an American style fridge/freezer and a UPVC double glazed window to front overlooking an attractive green.

From the kitchen a door opens into a rear lobby/utility room having a working surface with space and plumbing under for a washing machine, eye-level cupboards, an extractor fan and a UPVC double glazed door opening to the rear garden. Situated in the lobby/utility room is a modern British Gas combination boiler.

A door from the lobby/utility room opens into a ground floor cloakroom/WC having a low flush WC a wall mounted wash hand basin and an extractor fan. From the reception hall a door leads into a study/snug and has a UPVC double glazed sliding door to the rear garden.

From the reception hall a staircase rises up to the first floor gallery landing having a UPVC double glazed window with a far reaching outlook to the front and doors leading off to bedrooms.

Bedroom one has a UPVC double glazed window to front, a recess ideal for housing wardrobe unit and a door into an en-suite bathroom.

The en-suite has a side panelled bath with a mains fed shower over, pedestal wash hand basin and a

low flush WC. There is a frosted UPVC double glazed window to rear, extractor fan and a shaver socket. Bedroom two has a built-in wardrobe fitment and a UPVC double glazed window to front with an attractive outlook.

Bedroom three has a UPVC double glazed window overlooking the attractive rear garden and a recess for a wardrobe unit.

Bedroom four has a UPVC double glazed window to front.

From the landing a door opens into the family shower room having a good size shower cubicle with sliding doors and a mains fed shower over. There is a pedestal wash hand basin, low flush WC, tiling from floor to ceiling height, a frosted UPVC double glazed window to the rear, an extractor fan and double opening doors to a linen cupboard with shelving.

OUTSIDE.

The property is situated within an attractive and quiet development and is approached to the front over a pedestrian pathway and through double opening gates onto a splayed driveway with parking for vehicles. There is a stoned, south facing garden area which enjoys the daily sunshine, well maintained hedging to boundaries, outside lighting and secure gated access to the side of the property. At the end of the driveway an up and over door gives access into an adjoining garage.

GARAGE.

The good size garage has power, lighting, a high roof space with storage and the rear the garage has been sub-divided to create an additional utility area with working surfaces, cupboards under and a frosted UPVC double glazed window to the rear. At the rear of the garage is a UPVC double glazed door gives access to the rear garden.

REAR GARDEN.

The property enjoys a good size and secure garden and has a large patio seating area ideal for entertaining. There is a veranda with outside lighting providing sheltered access from the rear of the property to the garage and also a cold water tap and steps leading up to the main garden. The garden is laid to lawn, with raised, well stocked floral and shrub borders and a further raised patio area, enjoying the afternoon sun shine and a useful storage shed. To the side of the property is a useful storage area with a wood store and storage shed.

SERVICES.

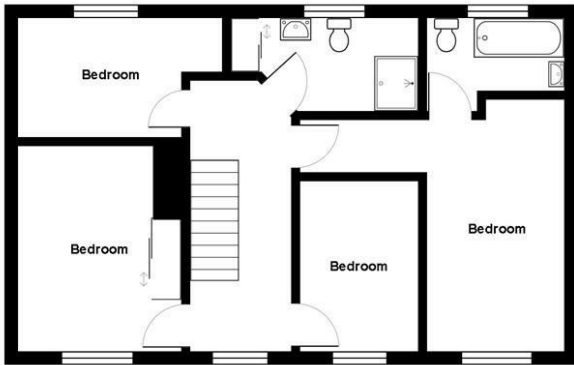
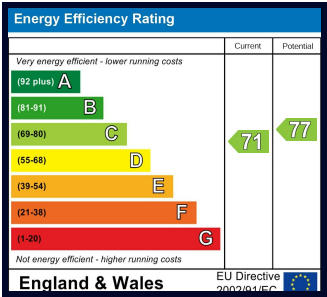
All mains services are connected and gas fired central heating, via a combination boiler.

ROOMS AND SIZES

Reception Hall	
Lounge	5.94m x 3.10m (19'6" x 10'2")
Dining Room	3.53m x 1.98m (11'7" x 6'6")
Kitchen	3.96m x 2.44m (13' x 8')
Rear Lobby/Utility Room	2.44m x 2.13m (8' x 7')
Study/Snug	4.04m x 2.29m (13'3" x 7'6")
Bedroom One	4.50m x 2.44m (14'9" x 8')
Bedroom Two	3.73m x 3.12m (12'3" x 10'3")
Bedroom Three	3.66m x 2.24m (12' x 7'4")
Bedroom Four	3.18m x 2.16m (10'5" x 7'1")
Shower Room	
Garage	5.64m x 2.67m (18'6" x 8'9")

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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