



JonathanWright
estate agents



37 Godiva Road, Leominster, HR6 8UQ. £325,000

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Leominster
HR6 8UQ**

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PROPERTY FEATURES

- Detached House
- 4 Bedrooms
- En-Suite
- Lounge
- Dining Room
- Fitted Kitchen & Utility Room
- Conservatory
- Ground Floor Cloakroom/W.C.
- Integral Garage
- Safe & Secure Rear Garden

To view call 01568 616666



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Situated on the popular Godiva Road development, a modern and well presented detached house offering double glazed and gas fired centrally heated accommodation to include a welcoming reception hall, good size lounge with fireplace, dining room, conservatory, kitchen, utility room, ground floor cloakroom/W.C, 4 good size bedrooms, en-suite shower room, main family bathroom and outside a small lawned garden to front, an attractive safe and secure garden to rear, driveway with parking for vehicles and an integral garage. Close by to the property are attractive walks over Linea Parkland and also within walking distance is a Morrisons supermarket. Leominster's town centre offers a wealth of good amenities to include, shops, supermarkets, cafes and restaurants, schooling and a train station with regular train services to the nearby cathedral city of Hereford. Details of 37 Godiva Road, Leominster are further described as follows:

A canopy porch with quarry tiled floor and a glazed panelled entrance door opens into a welcoming reception hall.

The reception hall has wooden flooring and doors off to the ground floor accommodation.

The lounge has a delightful UPVC double glazed bay window overlooking the attractive gardens and a feature fireplace with a gas living flame and coal effect fire standing on a raised marble hearth with a fire surround and mantle shelf over.

An archway from the lounge leads into the dining room.

The dining room has ample room for a family size dining table and a double glazed sliding door opening to a rear conservatory.

The good size conservatory has a brick built dwarf wall base with UPVC double glazed overlooking the rear garden, power, lighting with fan attachment and UPVC double glaze French doors opening out to the rear garden.

From the reception hall a door opens into a ground floor cloakroom/W.C. having a low flush W.C. and a wall mounted wash hand basin with tiled splashback. From the reception hall a door open into the kitchen having a working surface with an inset one and a half bowl sink unit with mixer tap over with a cupboard and space for an appliance under. Working surfaces continue with base units of to include cupboards, drawers and built into the working surface is a 4 ring gas hob with an oven under and a concealed extractor fan with light over. The kitchen has a range of matching eye-level cupboards, tiled splashbacks and a UPVC double glazed window to the front.

From the kitchen a doorway leads into a utility room having a working surface with an inset. stainless steel sink unit, with cupboard with space and plumbing

under for a washing machine under. There is also a larger unit, extractor fan and a door to the side of the property. Situated in the utility room is a modern Worcester gas fired boiler heating hot water and radiators as listed.

From the reception hall a staircase rises up to the first floor landing having an inspection hatch to the loft space above and doors off to bedrooms.

Bedroom one. (Master Bedroom) has a UPVC double glazed window to front, double opening doors into a built-in wardrobe fitment and a door into a en-suite shower room.

The en-suite shower room has a shower cubicle with an electric shower over, pedestal wash hand basin and a low flush W.C. There is tiling to splashbacks, an extractor fan and a frosted double glazed window to side.

Bedroom two is also a good sized double bedroom having a UPVC double glazed window to front and a useful alcove ideal for housing a wardrobe unit.

Bedroom three has a UPVC double glazed window to rear and a useful alcove.

Bedroom four would also make a good home office and has a UPVC double glazed window overlooking the rear garden.

From the landing a door opens into the main family bathroom having a jacuzzi bath with an electric shower over and glass shower screen, pedestal wash hand basin and a low flush W.C. The bathroom has tiled splashbacks, frosted UPVC double glazed window to rear, inset lighting, extractor fan and a door into an airing cupboard housing a factory insulated hot water cylinder with shelving over.

OUTSIDE.

The property is situated in a quiet, tucked away position on the popular Godiva Road development. There is a driveway to front with parking for vehicles, also an attractive lawn garden, outside lighting and a pathway leading to the side of the property through a secure gate to the rear garden.

GARAGE.

At the end of the driveway an up and over door gives access into an integral garage, having power and lighting.

REAR GARDEN.

The property enjoys a private and secure rear garden, ideal for young families. There is a decked seating area, lawned garden and attractive floral and shrub borders. Set to one side of the property is a useful outside storage area.

SERVICES.

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

ROOMS AND SIZES

Reception Hall

Lounge 4.29m x 3.35m (14'1" x 11')

Dining Room 2.64m x 2.46m (8'8" x 8'1")

Conservatory 2.87m x 2.79m (9'5" x 9'2")

Kitchen 3.71m x 2.36m (12'2" x 7'9")

Utility Room 2.44m x 1.57m (8' x 5'2")

Bedroom One 3.28m x 2.82m (10'9" x 9'3")

Bedroom two 3.99m x 2.36m (13'1" x 7'9")

Bedroom Three 3.20m x 2.34m (10'6" x 7'8")

Bedroom Four 2.64m x 2.24m (8'8" x 7'4")

Bathroom

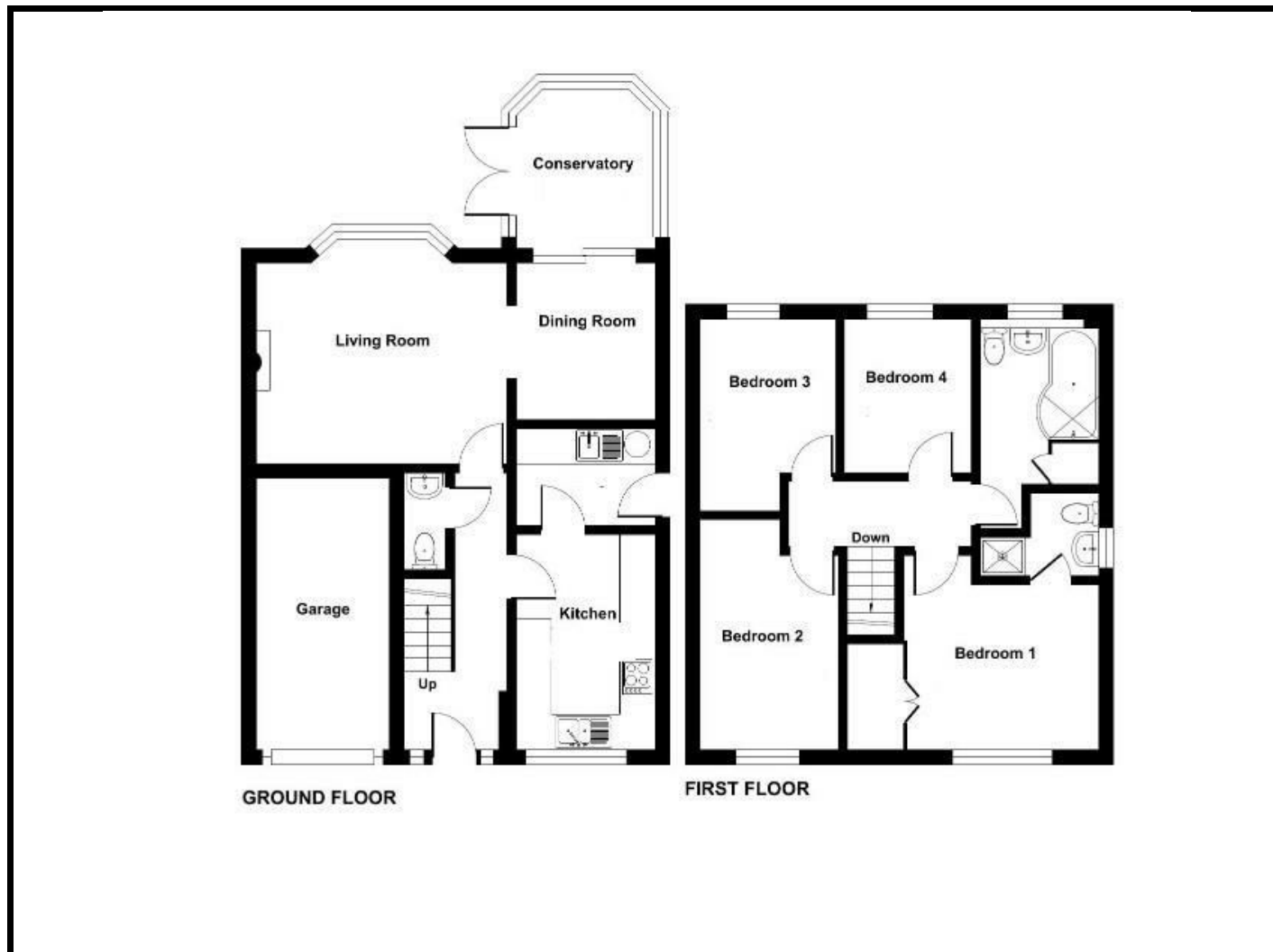
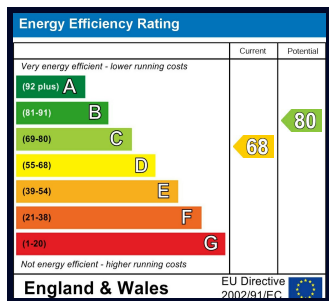
Garage 4.67m x 2.34m (15'4" x 7'8")

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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