JonathanWright
estate agents

Chasewood 117 Etnam Street, Leominster, HR6 8AF. £410,000

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PROPERTY FEATURES

- A Well Presented Detached House
- 3 Double Bedrooms
- Dining Hall
- Lounge with Wood Burner
- Kitchen/Breakfast Room
- Utility Room & Pantry
- Ground Floor Shower Room & W,C.
- Amply Secure Parking
- Good Size and Attractive Garden
- Close To Town Centre

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Situated close to Leominster's town centre and amenities, a most well presented and spacious detached house offering UPVC double glazed and gas fired centrally heated accommodation to include a dining hall, lounge with wood burning stove, modern kitchen/breakfast room with appliances, utility room, a ground floor shower room, a ground floor cloakroom/W.C, 3 double bedrooms, a modern shower room and outside a driveway to front with parking for vehicles and to the rear are good size attractive gardens with storage sheds.
Within walking distance of the property is the attractive Grange Park with Priory Church and also Leominster's train station. Leominster's town centre is also within easy walking distance and has a wide variety of shops, supermarkets, cafes, and restaurants.

A composite entrance door with a UPVC double glazed window to the side opens into a welcoming dining hall.
The dining hall has laminated flooring, inset lighting, ample room for a family size dining table, a door into a useful understairs storage cupboard and a door opening into the lounge.
The L shaped and good size lounge has wood burning stove standing on a raised hearth, a UPVC double glazed window to the front laminated flooring.and a UPVC double glazed window to the side. A feature archway leads into the kitchen/breakfast room.
The modern kitchen/breakfast room has a working surface with an inset sink unit with cupboard, drawers under and a Bosch integral dishwasher under. There is a further working surface with cupboards and an integral Bosch fridge under and also included with the sale is a Stoves induction range cooker with an extractor hood with light over. The kitchen also has matching eye-level cupboards, a continuation of the laminated flooring, tiled splashbacks, a UPVC double glazed window, overlooking attractive rear gardens and a UPVC double glazed door looking out to the rear patio.
From the kitchen double opening doors give access to an inner hallway, which can also be accessed off the dining hall and an archway leading into a rear hallway with room for an upright fridge/freezer, tiled flooring and then leads to a utility room.
The utility room has a working surface with space under for a washing machine and tumble dryer, inset lighting, a roof light and a UPVC double glazed door opening out to the rear garden.
From the utility room a door opens into a ground floor shower room having a shower cubicle with a mains fed shower over. There is also a wash hand basin with vanity cupboard under, tiled splashbacks, inset lighting, storage cupboard, a UPVC double glazed window to rear and a door opening into a W.C.
From the inner hallway double opening doors open into a good size pantry.
From the dining hall a staircase rises up to the first floor landing having inset lighting, smoke alarm and an inspection hatch with ladder to the boarded loft space above with lighting.
Doors from the landing lead off to bedroom accommodation.
Bedroom one is spacious room and has a UPVC double glazed window to the front, laminated flooring and a wardrobe.
Bedroom two is also a good size double bedroom, having a UPVC double glazed window to front, laminated flooring and double opening doors opening into a useful storage cupboard, housing a Worcester combination boiler heating hot water and radiators as listed.
Bedroom three is also a generous double bedroom and enjoys a double aspect of a UPVC double glazed windows to rear and side, laminated flooring and a wardrobe unit.

From the landing a door opens into a useful linen cupboard with shelving and a door opens into the main family shower room.
The shower room has a shower cubicle with a mains fed shower over, pedestal wash hand basin and a low flush W.C.
The shower room is tiled from floor to ceiling height with a frosted UPVC double glazed window to side, shaver socket and a heated towel rail.

OUTSIDE.
The property is situated in a most convenient position, close to Leominster's town centre and amenities. To the front is secure gated access onto a brick paved driveway with parking for vehicles and a gravelled area with a canopy over providing for parking further vehicles,. There are also shrub borders, outside lighting and a covered seating area. To one side of the property is a cold water tap and a double power point and to the other side of the pathway, leading through a gate to the rear garden.

REAR GARDEN.
The property enjoys a most attractive rear garden which has been beautifully designed by the current owners, to include a large slabbed patio area with veranda over, outside lighting double power point and a cold water tap. A step then leads up to the main garden having a further patio seating area with pergola over, gravelled gardens, a variety of trees, a sheltered wood store, 2 useful storage sheds and a raised garden.

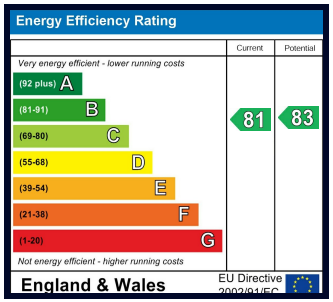
SERVICES.
All mains services are connected, gas fired central heating and telephone subject to BT regulations. 3kw Solar oanels with battery storage have been installed.
The property has been thoughtfully renovated and extended by the current owners to now offer wonderful living accommodation.

ROOMS AND SIZES

Large Canopy Porch	
Dining Hall	4.78m x 2.54m (15'8" x 8'4")
Lounge	5.92m x 4.19m (19'5" x 13'9")
Kitchen/Breakfast Room	4.19m x 2.31m (13'9" x 7'7")
Utility Room	2.62m x 1.70m (8'7" x 5'7")
Ground Floor Shower Room	
Separate W.C.	
Pantry	
Bedroom One	5.05m x 2.74m (16'7" x 9')
Bedroom Two	4.27m x 2.90m (14' x 9'6")
Bedroom Three	4.17m x 2.57m (13'8" x 8'5")
Family Shower Room	
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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