

# 2 THE PADDOCKS

£435,000



“A cottage-style property with huge appeal”

Winforton, Herefordshire

This beautifully presented, detached timber-framed home sits on the edge of an attractive development of houses in the village of Winforton. With a south-facing garden, garage, ample parking and the addition of a glorious sunroom – this 3-bedroom property has huge appeal.

- Desirable cottage-style property
- Well presented
- Sunroom
- South-facing garden
- Garage
- Character throughout



As you stand under the beautiful oak porch, turn the key and swing open the solid timber front door you are greeted by a beautiful reception hall with solid oak stairs in front of you, a cloakroom, sitting room to your left and kitchen to your right. A lovely space for relaxing, the sitting room is enveloped by exposed timbers, solid wood floors and a recently-fitted, modern, open fire which sits attractively in the stunning feature fireplace. French doors lead out into the patio area of the garden.

The kitchen and dining space has been extended with a beautiful sunroom – a perfect place to read the paper or unwind with a book whilst enjoying views of the garden. The kitchen itself is comprised of stylish units, an upgraded eye-level steam oven and counter-top hob. The adjoining space gives plenty of room for a dining table and a new stable door opens to the side of the property, giving access to the driveway and garage.

A cloakroom sits to the rear of the hallway and has a nifty cupboard area with plumbing to cleverly close off white good such as washing machine and tumble drier.

On the first floor, a pretty window overlooks the rear garden and bathes the upstairs landing in natural light. From here, a loft hatch gives easy access to the boarded loft space via a convenient pull-down ladder. The master bedroom has fitted wardrobes and a well-appointed en suite. A further bespoke-designed family shower room has a corner shower enclosure and large vanity sink and storage unit. Two further light and airy double bedrooms complete the upstairs accommodation.

**Outside:** A pretty garden sits to the front of the plot with the property's own driveway offering ample parking - this leads up the detached garage which is currently used as a workshop and has a useful side access to the rear garden. From the driveway, a decorative, wooden, picket fence and gate accesses the side of the property. The south-facing rear gardens have been carefully landscaped with a decorative patio and path leading up the potting shed, green house and vegetable garden. The garden itself consists of a lawn area and pretty cottage-style flowerbeds.



DISCLAIMER: Neither these particulars, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed. The Agent has not verified the tenure, boundaries, rights of way or structural integrity of the property. Therefore, prospective purchasers should satisfy themselves as to the correctness of details given in these particulars by inspection or otherwise.