

SPRINGHAVEN

£385,000



“A superb, newly renovated home with a modern twist”

Leominster, Herefordshire

Just on the edge of Leominster's Hereford Road - where properties seldom come to market - sits Springhaven, a beautifully renovated, traditional, semi-detached property which seamlessly marries character features with modern design touches and a large garden to create a superb family home. Available with no chain.

- Newly renovated
- Off road parking
- Stylish kitchen/ dining space
- Extensive garden
- No chain
- Walking distance to town's amenities
- Superb outlook to garden
- Bi-fold doors to outdoor space



Whether down-sizing or moving up the housing ladder, this property is sure to be a great fit... offering a modern twist in the styling yet preserving character and charm, the recent renovation has incorporated new double glazing, a great garden-facing extension, rewiring and updated, efficient central heating, a new bathroom, downstairs WC and a stunning new kitchen.

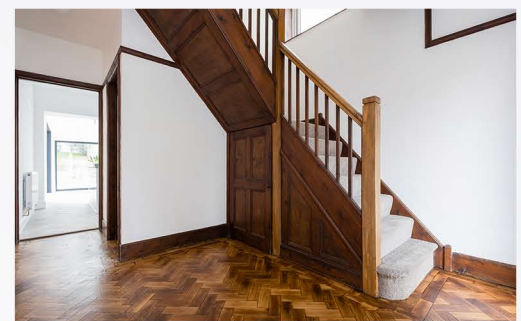
An attractive open arch porch leads into the reception hallway with original parquet flooring and wooden stairs leading up to the first floor. The front sitting room is filled with light courtesy of a large bay window and a little history is retained in the beautiful fireplace. The dining room, too, is light and airy and also features a pretty, ornamental fireplace.

The stunning, newly-fitted, stylish kitchen steals the show and will undoubtedly become the heart of the home. To one end of the space sits banks of storage, fitted appliances, plenty of counter top food prep surfaces and a centre island featuring multi gas hob burners... and to the other end sits a dining area with a huge, floor-to-ceiling picture window giving views over the garden. A set of bi-fold doors open out to the patio giving quick access to the patio for barbecue season or for evening al fresco drinks.

A WC cloakroom and a useful understairs storage cupboard completes the downstairs.

Upstairs, all rooms peel off the central landing. There are two bedrooms to the front: one with a large bay window and two further rooms lie to the rear, one with great views over the rear garden. A new, sleek bathroom sits centrally with a modern suite and stylish illuminated tiled niches.

Outside: A newly laid Tarmac driveway provides ample off road parking, this area is enclosed with a decorative brick wall featuring courtesy downlights. A pathway and gate provide side access to the rear of the property and garden. A newly laid patio area is a great spot for outdoor entertaining or soaking up the sun. The extensive garden stretches on and on: this has been newly seeded and offers the perfect blank canvass for those with green fingers to inject their own garden design plans.





Area: Within easy walking distance to Leominster town, this property is perfectly located with amenities on your doorstep: from independent shops, cafés, supermarkets, schools, medical services, transport hubs, restaurants and public houses... not to mention Leominster's famous antique shops - everyone is well catered for. With all this to hand, the property also enjoys countryside walks on the doorstep as well as nearby fishing opportunities on the Rivers Arrow and Lugg.

Directions: Travelling towards Leominster from Hereford on the old Hereford Road (B4361), pass the Welcome to Leominster sign and Springhaven is the sixth property on the left hand side.

At a glance:

Bedrooms:	4
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Radiators; gas
Services:	Mains, water, drainage, gas and electricity
Service charges:	Nil
Covenants:	None known
Broadband:	Yes**; (Fibre up to 36Mbps)

* correct as of instruction date

** Source: BT



EPC and floor plan available on the website.

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.