

FAIRFIELD

£435,000



“A stylish, refurbished dormer bungalow”

Marlbrook, Herefordshire

This stylish, refurbished dormer bungalow has so much to offer with its flexible internal layout, separate home office/ utility, beautifully manicured gardens, garage and rural position.

- Exceptional presentation
- Delightful sunroom
- Cottage style finishings
- Garage
- Manicured gardens
- No chain



This attractive bungalow has pitch-perfect design and styling: offering the flexibility of a modern layout but with the desirable cottage-style features of a rural retreat...

The front porch leads you through to the sitting room with its part-panelled walls, bay window and feature chimneybreast, housing a wood-burning stove. A door leads through to the stylish kitchen with an array of cupboard units and pull out butcher's block.

A further door and a pair of large windows connect the kitchen to the pretty sunroom, which overlooks the rear garden: a superb space to enjoy breakfast, entertain friends and family or unwind at the end of the day.

The ground floor bathroom has been fully upgraded with built-in cupboards and a white, modern suite with above-bath shower and vanity hand basin with storage below. The two ground floor bedrooms are easily configurable to suit your needs: either retained as bedrooms or used as a dressing room, a study or home office. Stairs lead up to an upstairs toilet and the superb, large master bedroom: a large part-panelled space with ample storage.

Outside: the property is accessed via double wooden gates leading up to the tarmac driveway and garage with side-door access. The pretty lawn, with a mature hedge boundary, sweeps to the side of the property. A useful, separate, fully-functioning utility room is a great space for drying off clothing and pets - and could also make a great home office or craft room.

Immediately behind the property lies the sun terrace, paths, log store and further access to the garage as well as a lovely raised decking area with greenhouse/ potting shed.

The rear gardens are a particularly desirable feature of the property, with the bordering countryside providing complete privacy and the lawns and mature shrubs completing the picture of a country idyll.





Area: Marlbrook is surrounded by countryside and rural walks are on your doorstep. There is a service station and convenience store a short drive away as is the stunning Hampton Court Castle, Leominster Golf Club and Driving Range, ten-pin bowling lanes and a restaurant. The market town of Leominster is just a few miles away with all the amenities you would expect such as shops, cafes, supermarkets, a train station and medical services.

At a glance:

Bedrooms:	3
Tenure:	Freehold
Council Tax Band*:	D
Heating:	Oil central heating
Service charges:	nil
Covenants:	none known
Services:	Mains water, private drainage (new plant installed)
Broadband:	Yes
Notes:	Part traditional construction, part timber-framed. Survey conducted in 2019 and all recommendations completed.

* correct as of instruction date



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.