

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.

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