



Hivron 29 Barons Cross Road, Leominster, Herefordshire HR6 8RL

A Most Impressive Refurbished 5 Bedroomed Detached Family Home.

Guide Price £399,950



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Herefordshire
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LOCATION

The property is situated in a mature residential location, close to the fringe of the market town of Leominster with Morrisons Supermarket within easy walking distance. The town itself offers a number of traditional High Street shops with further supermarkets, doctor's and dental surgeries, primary and secondary schools, leisure facilities including swimming pool and good transport links to include both bus and railway station. The larger Cathedral City of Hereford is located approximately 13 miles to the south where a more comprehensive range of amenities can be found.

BRIEF DESCRIPTION

This impressive detached town house has been fully refurbished, re-wired, re-plumbed and extended by the current owners to offer gas fired centrally heated and fully double-glazed accommodation set over two floors. From the driveway, a double-glazed front door opens to the Reception Hallway with doors off to a Family Sitting Room to the front with large double-glazed bay window, recessed fireplace and built-in cupboards and shelving to either side of the chimney breast. There is wood-effect laminate flooring which continues throughout the ground floor. The property then benefits from a separate Family Living Room with fireplace and built-in cupboards to the one side of the chimney breast. A further door leads through to the Garage which has recently been converted (building regs. compliant) to offer an additional Room, currently used as a bedroom. This then leads through to the impressive Open-Plan Family Kitchen/Dining Room which forms part of the extension, with the Kitchen itself being newly-fitted with a comprehensive range of matching units, integrated fridge, dishwasher, large induction hob and pyrolytic oven and secondary electric oven/microwave. The white composite worktop forms a large breakfast bar and inset stainless steel sink with drainer incorporated in to the worktop with mixer tap over and waste disposal unit incorporated in the sink. There are a range of ceiling lights including downlighters, with the room then opening to the Dining Area which has ample space for a large family table. There is underfloor heating to this room, double-glazed window overlooking the gardens, and forming a feature, bi-folding doors which open from the Dining Area onto the gardens to the rear. Also on the ground floor, there is a useful Utility

- Most Impressive Fully Refurbished & Extended Detached Family Town House
- Offering Deceptively Spacious Gas Fired Centrally Heated & Fully Double Glazed 5 Bed Accommodation
- Feature Large Newly-Fitted Family Kitchen/Dining Room with Large Bi-folding Doors Opening to the Rear Gardens
- Benefiting From Ample Driveway Parking, Garage conversion to offer additional room & Large Enclosed Garden to the Rear with Southerly Aspect

Room with integrated fridge freezer and further cupboard space, sink, space and plumbing for washing machine and tumble dryer. Housed in here is the new Worcester gas fired central heating boiler with double-glazed door giving external access to the side. Off the Utility is a Cloakroom with close-coupled w.c. and separate Storage Room with double-glazed window to the side elevation, power points and telephone point. This room could be used for a number of uses.

The staircase then leads up from the First Floor Landing with a feature Wendy House incorporated at the bottom of the stairs. The staircase then leads up to the spacious First Floor Landing which has built-in cupboards, fitted shelving and double-glazed window to the front elevation. Doors then lead off to the Master Bedroom, a good sized double with built-in wardrobes/cupboards and double-glazed window to the front elevation, fireplace and En-suite Wet Room with mains shower with waterfall shower and separate hand held shower, close-coupled w.c. and hand wash basin with fitted cupboards below. On the First Floor there are 3 further good sized Bedrooms, all benefiting from built-in wardrobes/cupboards, the 2 bedrooms to the rear also have fitted beds which could be included in the sale if so required. In addition to this, there is a large Family Bathroom/Wet Room with freestanding bath with mixer tap and shower attachment, separate shower and close-coupled w.c. and hand wash basin with cupboard fitted below. Also on the First Floor there is a Playroom/Study under the eaves and double-glazed window to the rear.

Outside, to the front, the property benefits from a gravelled driveway area providing ample parking for numerous cars and an attached single reduced depth with an up and over door to the front with power and lighting, and door giving access to the rear into the garden. There is a gated access to the other side leading to a large south facing garden which measures over 100ft, with a raised gravelled patio directly to the back of the property providing a pleasant outside seating/dining area. The gardens are principally laid to lawn with panel fencing on either side and to the end of the garden there is a children's play area and wood-clad Garden Shed and additional Garden Store both with mains power connected.







SERVICES

Mains Electricity, Gas and Water
Private Drainage situated in the garden.
Gas fired central heating to radiators and underfloor heating in the Kitchen/Dining Area.

OUTGOINGS

Council Tax Band: D

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

Strictly by prior appointment through the Agents. Jackson

Property. Telephone 01568 610600.

DIRECTIONS

From Leominster town centre proceed west on the A44 Barges Road leading onto the Barons Cross Road and the property can be found on your left hand side as indicated by the agents for sale board.

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(27-38)
G	(1-26)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
A	(12 plus)
B	(18-41)
C	(45-49)
D	(55-68)
E	(69-80)
F	(81-91)
G	(100-120)
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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